
10th Anniversary
NIPPON REIT Investment Corporation (TSE code：3296)
Investor Presentation
for the 24th Period (Ended June 30, 2024)
August 15, 2024
NIPPON VISION
Serious, Steady, Solid.
NIPPON REIT
Investment Corporation
https://www.nippon-reit.com/en/

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1. Summary of Financial Results for the 24th Period (Jun. 2024)

Financial Highlights

24th Period DPU ¥9,570 (+¥760 from the forecast ※)

Operating Revenue	Operating Income	Ordinary Income	Net Income
¥ 9,865mm	¥ 5,499mm	¥ 4,774mm	¥ 4,773mm

Internal Growth

◎ **Occupancy Rate**

Overall **98.0%** (+0.1%)

Office **98.6%** (+0.4%)

Maintaining a high occupancy rate

◎ **Increase in Monthly Rent (Office and Residential)**

Rent Renewals and Tenant Replacement

¥6.4mm/month (+¥1.2mm)

DPU contribution of ¥86/fiscal period(1)

◎ **Increase in NOI by Engineering Management**

25.7mm/year

DPU contribution of ¥28/fiscal period

External Growth

◎ **AUM**

110 properties ¥257.5bn (+1.0bn)

◎ **24thPeriod asset replacement**

Transfer: 6 properties ¥7.8bn / Acquisition: 5 properties ¥7.4bn

Gain on sale: ¥10bn (of which, internal reserves +¥467mm)

◎ **25th Period asset replacement** **(as of Aug.15,2024)**

Transfer: 1 property ¥1.7bn Nihombashi Playa Building

ESG Initiatives

◎ **New Environmental Certifications**

CASBEE for Real Estate	BELS Certification	DBJ Green Building Certification (Reacquisition)
FORECAST Gotanda WEST Sumitomo Mitsui Bank Koraibashi Building Shibakoen Sanchome Building	Nishi-Gotanda 8-chome Building	FORECAST Kameido

◎ **Total floor area ratio of environmentally certified properties**

50.7% (+2.5%)

※ Numbers in parenthesis show the increase or decrease from the end of the previous fiscal period or the result of the previous fiscal period

25th Period

Forecast DPU ¥8,965 **(+¥287 from the forecast ※)**

Operating Revenue	Operating Income
¥ 9,462mm	¥ 5,253mm
Ordinary Income	**Net Income**
¥ 4,472mm	¥ 4,472mm

26th Period

Forecast DPU ¥8,430

Operating Revenue	Operating Income
¥ 8,714mm	¥ 4,600mm
Ordinary Income	**Net Income**
¥ 3,793mm	¥ 3,793mm

※ Compared with the forecast figures in the financial results for the fiscal year ending Dec. 2023

Summary of Financial Results for the 24th Period (Jun. 2024)

NIPPON REIT Investment Corporation

(¥/mm)	23rd Period (Dec. 2023) Result	24th Period (Jun. 2024) Forecast ※	24th Period (Jun. 2024) Result	24th Period (Result) vs 23rd Period (Result) (difference)	24th Period (Result) vs 24th Period (Forecast) (difference)
	c	b	c	c-a	c-b
Operating Revenues	8,828	8,894	9,865	+1,037	+970
Operating Expenses	(4,122)	(4,194)	(4,366)	(243)	(172)
Operating Income	4,705	4,700	5,499	+793	+798
Ordinary Income	3,984	3,964	4,774	+789	+810
Net Income	3,983	3,964	4,773	+789	+809
DPU	¥8,854	¥8,810	¥9,570	+¥716	+¥760
NOI	6,405	6,364	6,371	(33)	+7
Days	184	182	182	-	-

※ Compared with the forecast figures in the financial results for the fiscal year ending Dec. 2023

◆ Comparison against the 23rd Period (Dec. 2023) Result (c-a)

《Major fluctuation factor》 (¥/mm)

Increase in Operating Revenues		**+1,037**
Increase in rental revenue	Increase in office rent occupancy rate	+72
Increase in gain on sales of real estate properties	Difference in gains on sales of properties in 23rd Period and 24th Period	+1,020
Decrease in utilities charge revenue	Seasonal factor, Decrease in electricity consumption	(42)
Decrease in miscellaneous income	Decrease in cancellation penalty income	(34)
Increase in Operating Expenses		**(243)**
Increase in loss on sales of real estate properties	Loss on the sale of the Mullion Josai and Zeku Benten	(169)
Increase in repair expense	Decrease in building exterior renovation	(57)
Decrease in utility expenses	Seasonal factor, Sale of properties	+31
Increase in non-deductible consumption tax	Decline in the ratio of taxable sales	(33)
Increase in Non-Operating Expenses		**(5)**
Increase in interest expense	Due to increase in interest rates due to refinancing	(14)

◆ Comparison against the 24th Period (Jun. 2024) Forecast (c-b)

《Major fluctuation factor》 (¥/mm)

Increase in Operating Revenues		**+970**
Decrease in rental revenue	Decrease in rental income due to sale of properties	(19)
Increase in gain on sales of real estate properties	Gain on the sale of the MK Kojimachi Building, Hatchobori River Gates and Nihombashi Playa Building	+981
Increase in Operating Expenses		**(172)**
Increase in loss on sales of real estate properties	Loss on the sale of the Mullion Josai and Zeku Benten	(169)
Increase in repair expense	Move up of renewal and replacement work, and increasing exterior wall repairs	(8)
Increase in non-deductible consumption tax	Decline in the ration of taxable sales	(21)
Decrease in payment commissions	Decrease in leasing cost	+21

(¥/mm)

24th Period Internal Reserves	**+574 (+467)**

Summary of Forecast for the 25th Period (Dec. 2024) and the 26th Period (Jun. 2025)

(¥/mm)	24th Period (Jun. 2024) Result	25th Period (Dec. 2024) Forecast	26th Period (Jun. 2025) Forecast	25th Period (Forecast) vs 24th Period (Result) (difference)	26th Period (Forecast) vs 25th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	9,865	9,462	8,714	(402)	(748)
Operating Expenses	(4,366)	(4,209)	(4,113)	+157	+95
Operating Income	5,499	5,253	4,600	(245)	(653)
Ordinary Income	4,774	4,472	3,793	(302)	(678)
Net Income	4,773	4,472	3,793	(301)	(678)
DPU	¥9,570	¥8,965	¥8,430	(¥605)	(¥535)
NOI	6,371	6,419	6,497	+47	+77
Days	182	184	181	-	-

◆ Comparison between the 24th Period (Jun. 2024) Result and the 25th Period (Dec. 2024) Forecast (b-a)

《Major fluctuation factor》 (¥/mm)

Decrease in Operating Revenues		**(402)**
Decrease in rental revenue	Decrease in rental income due to sale of properties	(43)
Increase in utilities charge revenue	Seasonal factor	+107
Decrease in gain on sales of real estate properties	Difference in gains on sales of properties in 24th Period and 25th Period	(492)
Decrease in Operating Expenses		**+157**
Decrease in loss on sales of real estate properties	Loss on the sale of the Mullion Josai and Zeku Benten	+169
Increase in utility expenses	Seasonal factor	(59)
Decrease in repair expense	Decrease in building exterior renovation	+27
Increase in Non-Operating Expenses		**(46)**
Increase in interest expense	Due to increase in interest rates due to refinancing	(41)

◆ Comparison between the 25th Period (Dec. 2024) Forecast and the 26th Period (Jun. 2025) Forecast (c-b)

《Major fluctuation factor》 (¥/mm)

Decrease in Operating Revenues		**(748)**
Increase in rental revenues	Increase in office rent occupancy rate	+38
Decrease in utilities charge revenue	Seasonal factor	(48)
Decrease in gain on sales of real estate properties	Absence of gain on the sale of Nihombashi Playa Building	(721)
Decrease in Operating Expenses		**+95**
Decrease in repair expense	Decrease due to move up of partial repairs plans (25th Period)	+67
Decrease in utility expenses	Seasonal factor	+42
Decrease in payment commissions	Decrease in leasing costs	+35
Increase in taxes and public dues	Payment of property tax on newly acquired properties	(23)
Increase in Non-operating Expenses	Increase in interest expenses due to a rise in interest rates	**(25)**

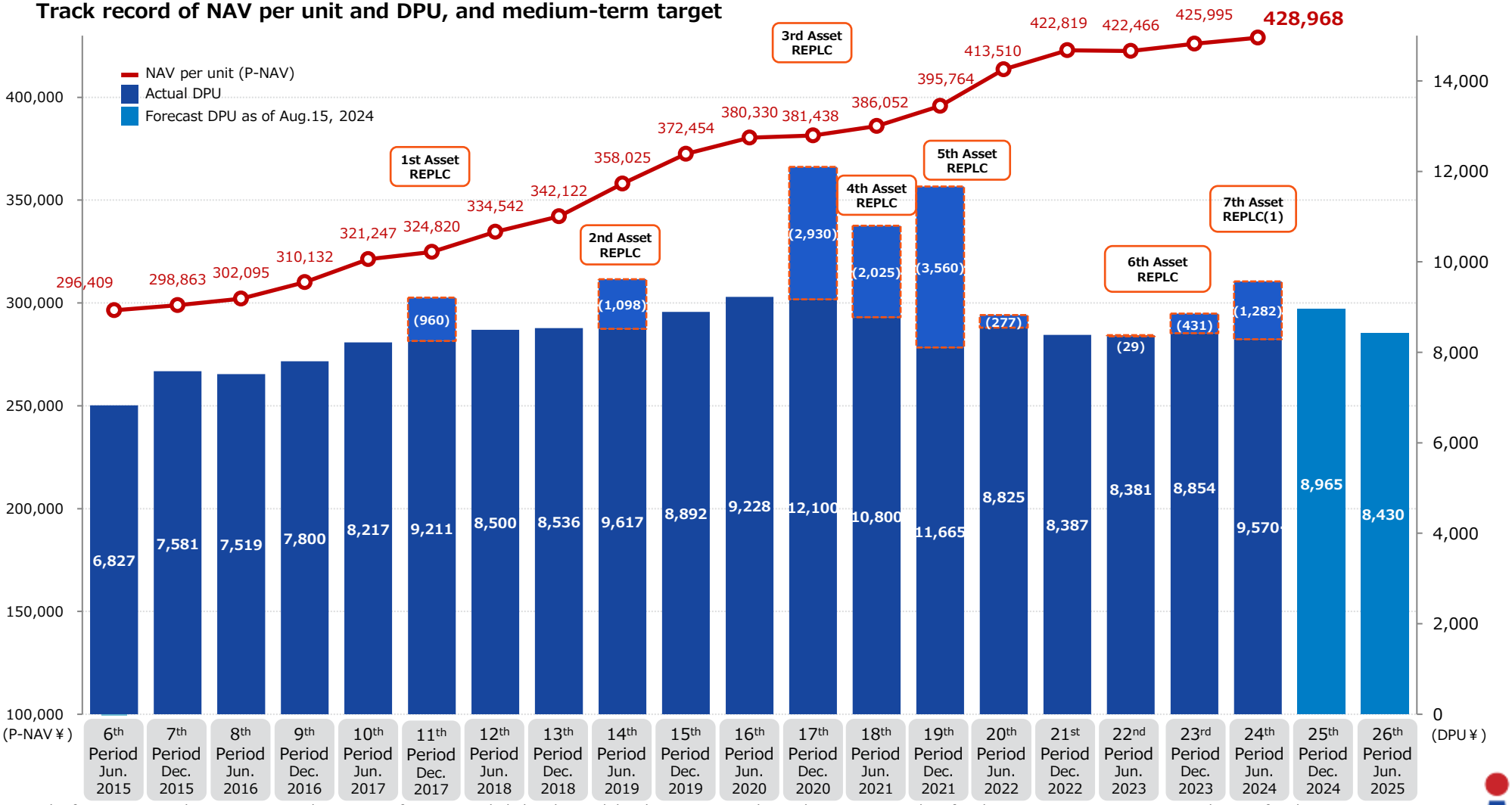
(¥/mm)

25th Period Internal Reserves(estimate)	**+1,012 (+438)**

Track Record of Unitholders' Value

- The DPU for the 24th Period is ¥9,570
- NAV per unit increased by ¥2,973 (0.70%) to ¥428,968
- Continue to pursue asset replacement opportunities to refine portfolio quality, focusing on the realization of unrealized gains

Track record of NAV per unit and DPU, and medium-term target



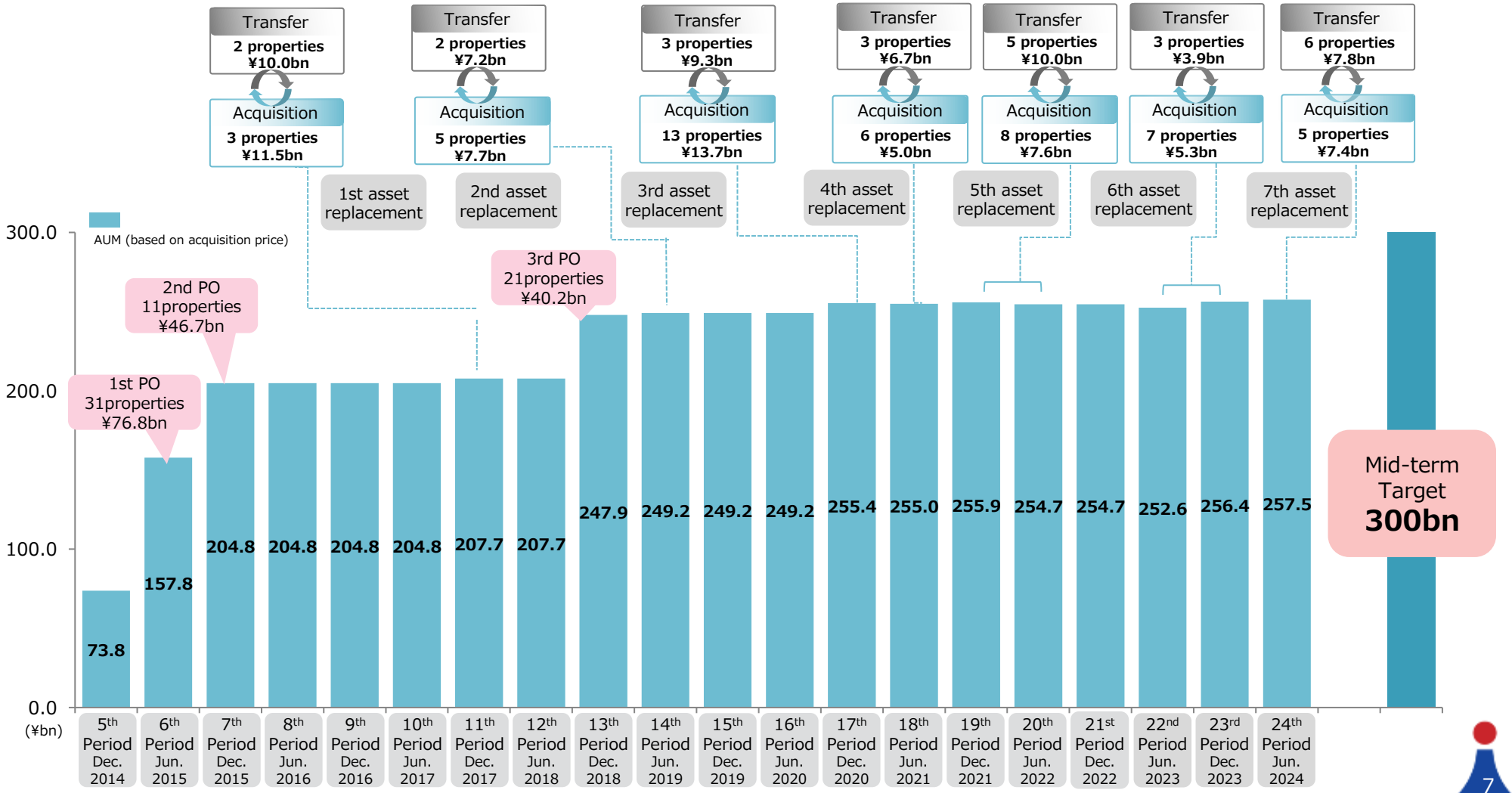
※The figures in parentheses represents the amount of increase included in the total distribution per unit that is due to gain on sales of real estate properties or gain on exchange of real estate properties.
※ Figures in parentheses for the 24th period exclude the provision of reserve for reduction entry from gain on sales of real estate.

Track Record of AUM

NIPPON REIT Investment Corporation

- **Execution of Portfolio Refining Strategy Prioritizing Asset Replacement**
  Realizing robust portfolio while responding to the rapid market changes through asset replacement based on result of "Tiering Project" utilizing the pipeline assets
- **Striving to achieve the AUM target ¥300bn through building-up our pipeline in a disciplined manner**

Track record of AUM and pipeline, and medium-term AUM target



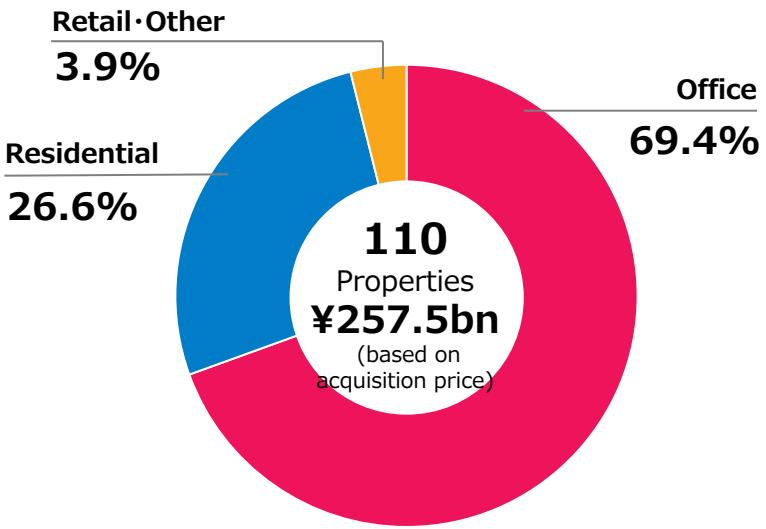
2. Portfolio Summary

Portfolio Summary (as of the end of the 24th Period Ended Jun. 2024)

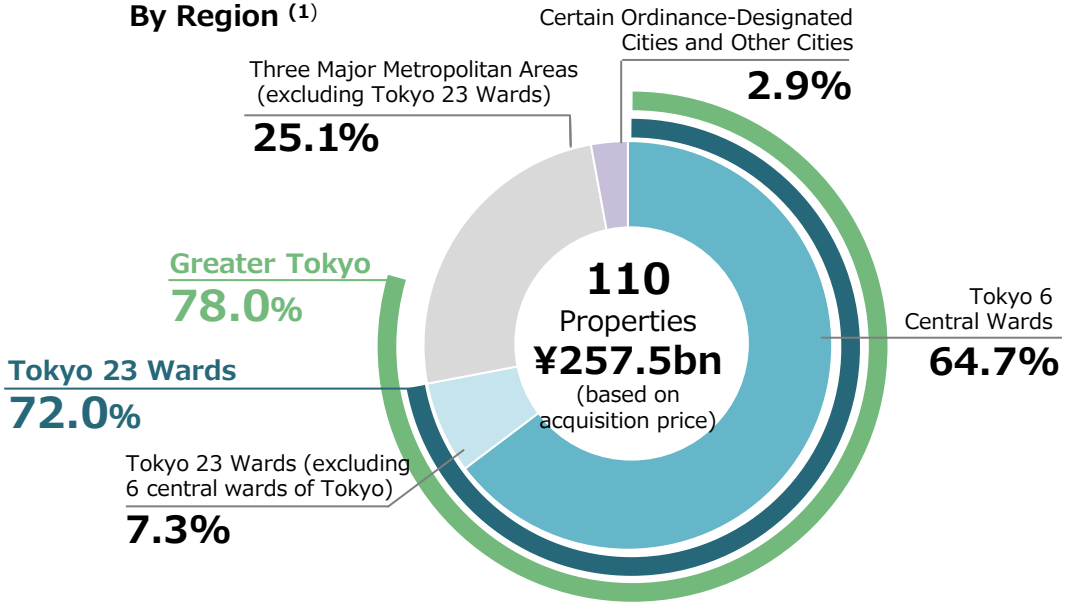
NIPPON REIT Investment Corporation

◆ **Robust portfolio focusing on Mid-sized Office located in central Tokyo and residential located in 3-Major Metropolitan Areas**

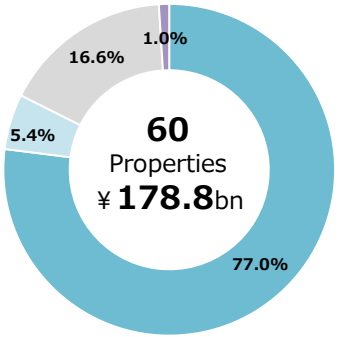
By Property Type



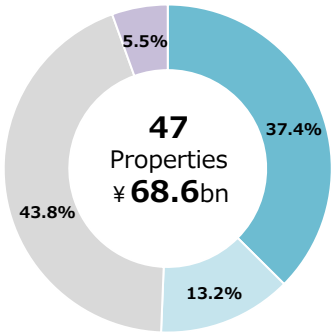
By Region (1)



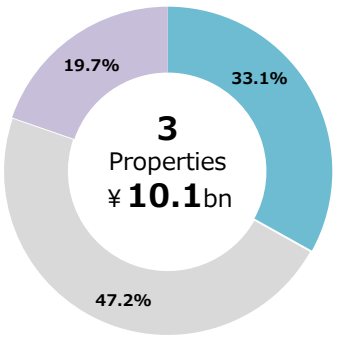
Office by Region



Residential by Region



Retail･Other by Region



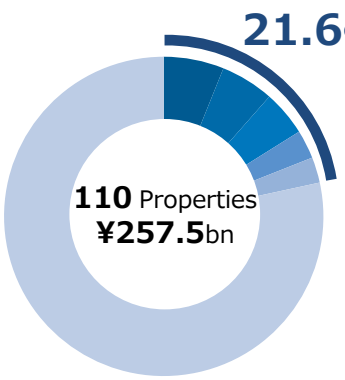
- 6 central wards of Tokyo (6 central)
- 23 wards of Tokyo (excluding 6 central wards of Tokyo) (23 wards)
- Three Major Metropolitan areas (excluding 23 wards of Tokyo)(3MM)
- Certain Ordinance-Designated and other cities (COD)

Risk Diversification (as of the end of the 24th Period Ended Jun. 2024)

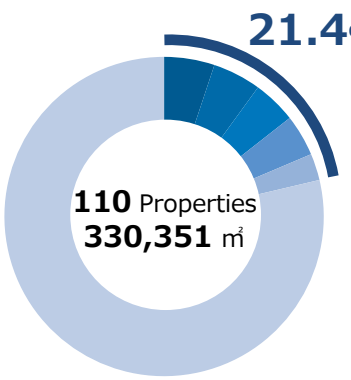
NIPPON REIT Investment Corporation

◆ Top-class risk tolerance among all listed J-REIT

Portfolio Diversification
(Proportion of the five largest properties)

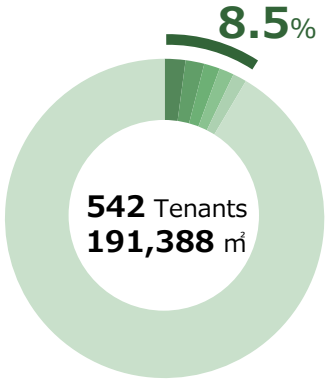


By Acquisition Price

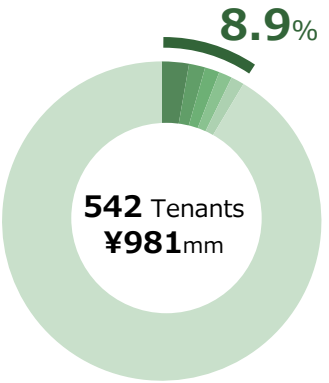


By Leasable Area

Tenant Diversification
(Proportion of the Five largest tenants (1))



By Leased Area



By Monthly Rent

Five Largest Properties (by acquisition price)

	Property Name	Acquisition Price (¥mm)	Share
1	Omiya Center Building	15,585	6.1%
2	FORECAST Shinjuku SOUTH	13,990	5.4%
3	Tower Court Kitashinagawa	11,880	4.6%
4	Shibakoen Sanchome Building	7,396	2.9%
5	Homat Horizon Building	6,705	2.6%

Five Largest Tenants (by leased area)

	Property Name	Business Category	Leased Area (㎡)	Share
1	FORECAST Shinjuku AVENUE FORECAST Shinjuku SOUTH	Real estate	4,047.88	2.1%
2	Shibakoen Sanchome Building	Info-communications	3,559.85	1.9%
3	Pigeon Building	Manufacturing	3,022.25	1.6%
4	FORECAST Takadanobaba	Finance/ Insurance	2,935.59	1.5%
5	FORECAST Sakurabashi	Info-communications	2,609.10	1.4%

3. Management Status for the 24th Period

Growth Strategies

External Growth Strategy

■ **Expand pipeline in line with discipline**

Aiming for external growth that contributes to improving unitholder value, by building up a pipeline through both sponsor warehousing and bridge fund formation.

■ **Improve portfolio competitiveness by replacing assets**

Continue portfolio refining. Aiming to materialize unrealized gains in a timely manner and improve the quality of the portfolio centered on the tiring project.

Internal Growth Strategy

■ **Leasing strategy**

Aim to improve the rent occupancy rate by maintaining a high occupancy rate through while paying close attention to trends in the office market, and by minimizing downtime and free rent in wake of a recovery in demand.

■ **Property value enhancement measures**

Improve NOI mainly through strategic value enhancement with high efficiency and raising rents at the time of contract renewal of offices and residentials.

■ **Reduction of operating costs**

Reduce electricity costs by promoting LED. Also aiming to reduce costs by reviewing management specifications and improving efficiency.

■ **Improving tenant satisfaction**

Pursue improvement in "tenant satisfaction" by providing services and a comfortable office environment, while maintaining and improving profitability and reducing the tenant move-out rate.

Financial Strategy

■ **Prolonging borrowing periods and fixing interest rates while keeping costs down**

- LTV is controlled in the range of 45-50%.
- Maintain an average funding cost of around 1% as a whole, while maintaining a long-term fixed rate as the basic line, while shortening funding maturities slightly in response to changes in the interest rate environment.
- Diversification of procurement methods, incl. issuance of green bonds.

■ **Utilization of own funds**

- Consider prepayment of borrowings or buyback in addition to new property acquisitions by utilizing the proceeds from the sale of properties, etc.

ESG

■ **Contributing to the realization of a sustainable society**

- Promote efficient energy-use and environmental considerations and steadily our CO2 emission reduction target by the end of FY 2030.
- Promote initiatives to address materiality and realize a sustainable society.

Asset replacement for 24th Period (Jun.2024)

NIPPON REIT Investment Corporation

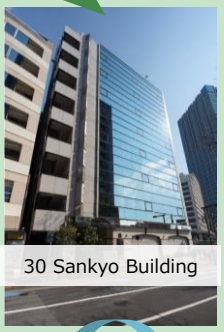
Acquisition

Replacement of residence in the Nagoya area
Replacement of favorable locations with properties


St.Lake Celeb Daikancho
Occupancy rate at the end of the period **98.7%**


Bell Face Kawaharadori
Occupancy rate at the end of the period **97.4%**

Replacement of offices in Tokyo 6 central wards to maintain competitiveness in leasing

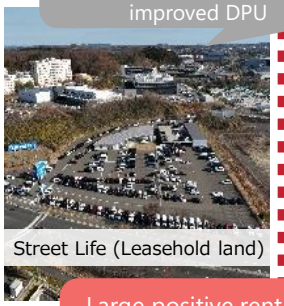

30 Sankyo Building

Improving the location of regional city offices and rejuvenating the building age


FORECAST Hakata Gofukumachi

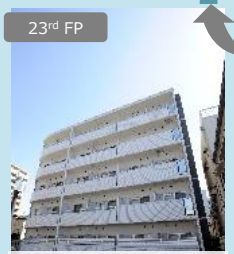
SBI Group Support/Synergy

Leasehold land property with high after-depreciation yields that contribute to improved DPU


Street Life (Leasehold land)

Transfer

23rd FP


Seam Dwell Tsutsui
Occupancy rate at the time of sale **91.7%**


Mullion Josai
Occupancy rate at the time of sale **89.6%**


Zeku Benten

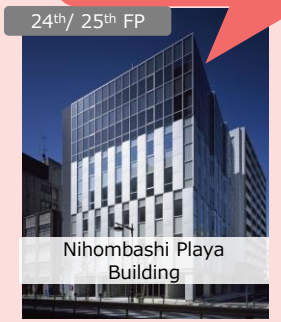

Hatchobori River Gate


MK Kojimachi Building


Sannomiya First Building

24th/ 25th FP

Large positive rent gap
Return of unrealized gains to investors


Nihombashi Playa Building

Strategic sales from a medium-to long-term perspective

	Transfer Price(¥mm)	Gain on Transfer(¥mm)	Acquisition Price(¥mm)	Appraisal Value(¥mm)
23rd Period	835	194	-	-
24th Period	7,815	1,044	7,402	7,615
25th Period	1,700	721※	-	-
Total	10,350	1,960	7,402	7,615

Option to use the transfer proceeds
- Acquisition of new properties
- Redemption of borrowings
- Buyback
- Internal reserve

※The estimated amount of gain on sale of 50% co-ownership interest in Nihombashi Playa Building is stated.

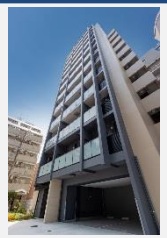
SBI group's support system

Sponsor owned/developed projects

Sourcing capabilities and bridging functions of the SBI Group

				 Receiving of right of first negotiation from sponsor
Usage	Office	Residence	Residence	Residence
Loca-tion	Ota-ku, Tokyo	Minato-ku, Tokyo	Setagaya-ku, Tokyo	Funabashi, Chiba
Total floor area (Approx.)	8,000㎡	2,400㎡	1,900㎡	1,507㎡
Completion	2010	2019	2010	2006

Utilization of the SBI Group's developer functions

				
Usage	Residence	Residence	Residence	Residence
Loca-tion	Taito-ku, Tokyo	Itabashi-ku, Tokyo	Chuo-ku, Tokyo	Ota-ku, Tokyo
Total floor area (Approx.)	1,400㎡	3,000㎡	3,000㎡	2,700㎡
Comple-tion	2024	2025 (Scheduled)	2025 (Scheduled)	2025 (Scheduled)

Support from the main sponsor of the Investment Corporation

Support system for expanding the pipeline of the Investment Corporation

Support content	Main support (1) source
Provide property sourcing and property information	SBI GROUP, global The Global Ltd., ASCOT CORP., SBI Tozai Realty Advisors
Provision of development and rebuilding functions	global The Global Ltd., ASCOT CORP.
Lending to bridge funds	SBI SHINSEI BANK, Business and capital alliance regional banks
Equity investment in bridge funds	SBI GROUP SBI証券

(1) This includes companies not specified in the sponsor support agreement with SBI Financial Services, the main sponsor, but we are currently discussing cooperation with each company.

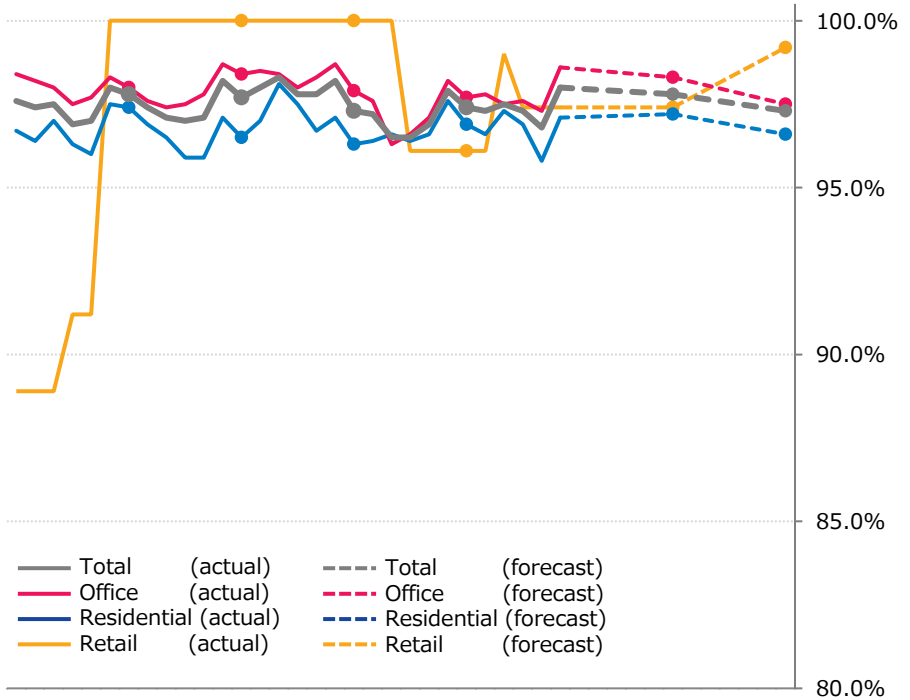
Occupancy Rate and Rent-free Period

NIPPON REIT Investment Corporation

◆ Both contract and rent occupancy rate show stable trend

Portfolio occupancy rate remained stable at 98%, while office occupancy remained high at 98.6%.
The vacancy period is lengthened due to the conclusion of a contract of a long-term vacancy spaces. Office occupancy rate improved by +0.4% compared to previous period.

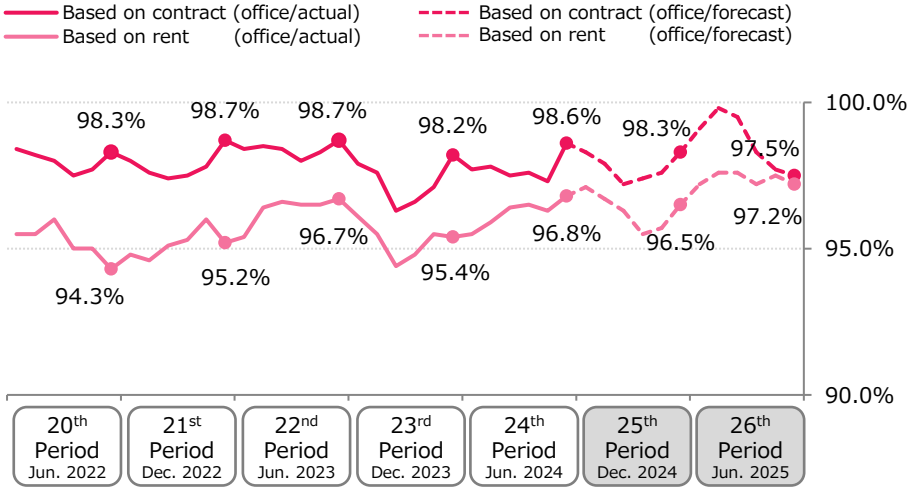
Occupancy rate trend and forecast



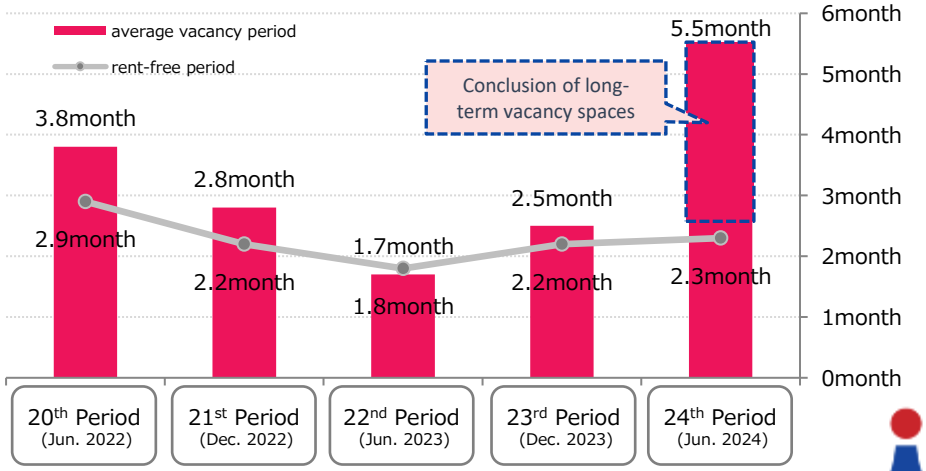
20th Period	21st Period	22nd Period	23rd Period	**24th Period**	25th Period	26th Period	
98.0%	98.2%	98.2%	97.9%	**98.0%** **(97.9%)**	97.8% (97.7%)	97.3% (97.1%)	Total
98.3%	98.7%	98.7%	98.2%	**98.6%**	98.3%	97.5%	Office
97.5%	97.1%	97.1%	97.6%	**97.1%**	97.2%	96.6%	Residen-tial
100.0%	100.0%	100.0%	96.1%	**97.4%** **(90.4%)**	97.4% (90.4%)	99.2% (97.1%)	Retail※

※Figures in parentheses after the 24th period for "Total" and "Retail" exclude Street Life (leasehold land) (16,258.65 m2).

Trend of occupancy rate based on rent (office)



Trend of average rent-free period (1) and vacancy period



Status of Move-in/out (Office)

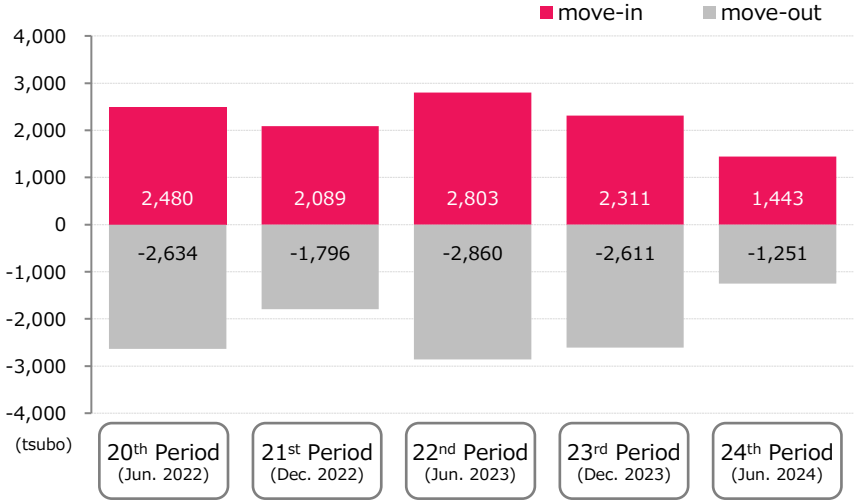
NIPPON REIT Investment Corporation

◆ Rate of Change in rent at the time of tenant replacement improved to +8.9%

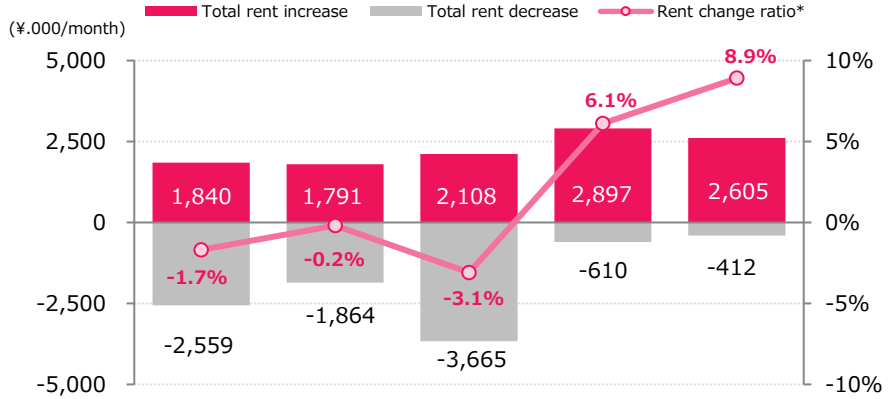
The occupancy rate is expected to remain stable as the area vacated in the 24th period is smaller than in the previous 5 periods and no large spaces are expected to vacate in the 25th period.
Rent revision at the time of tenant replacement was positive for the second consecutive year. Achieved an increase of ¥2.1mm per month.

Tenant move-in and move-out

※Total leasable area as of the end of 24th Period (office): 57,464 tsubo

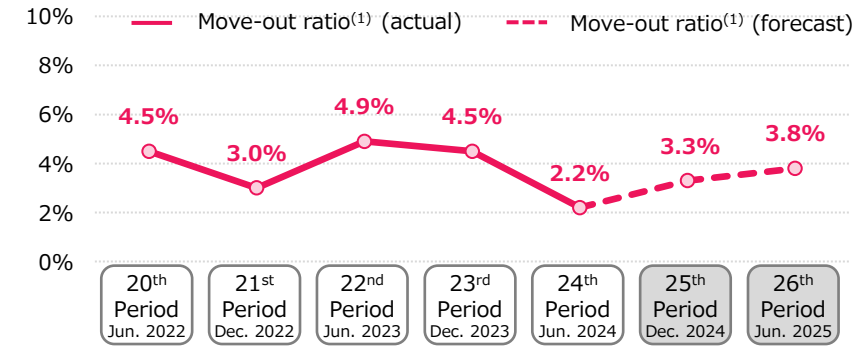


Monthly rent increase/decrease upon tenant replacement



	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Net total (¥.000/month)	-719	-72	-1,557	2,287	2,193

Average move-out ratio



Reason for Tenants' move-in and out

		improving location	cost reduction	New open	Closing	Relocation within the building	Expansion	Down sizing	other	Total
24th Period (Jun. 2024)	**Move-in**	**-**	**-**	**8**	**-**	**3**	**8**	**1**	**3**	**23**
	Move-Out	**-**	**-**	**-**	**4**	**3**	**4**	**5**	**3**	**19**
23rd Period (Dec. 2023)	Move-in	7	-	3	-	9	15	-	6	40
	Move-Out	4	2	-	2	3	16	9	6	42

* "Rent change ratio" is calculated in each period as follow, rounded to the first decimal place.
((total rent after tenant replace - total rent before tenant replacement) / total rent before tenant replacement).

Track Record of Rent Revision (Office)

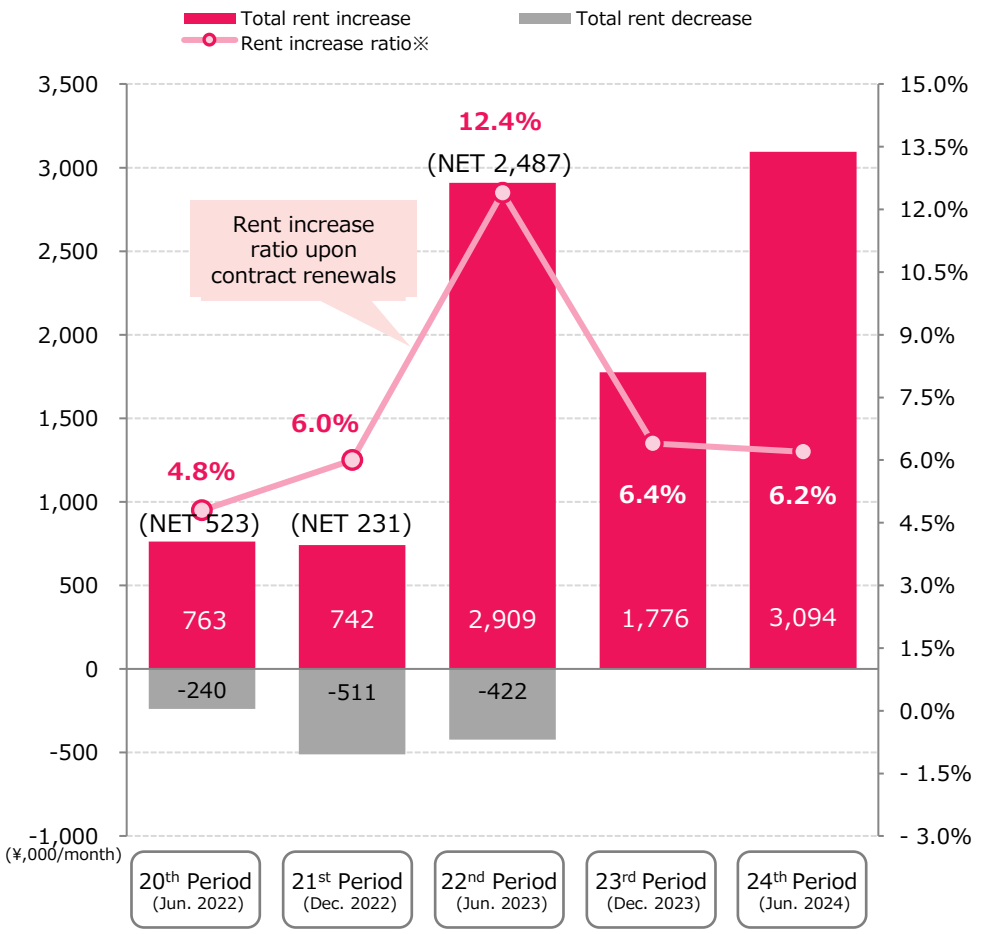
NIPPON REIT Investment Corporation

◆ Continue negotiations to increase rent at the timing of rent renewal

For the 24th Period, rent increase was achieved for 30.0% of the space subject to contract renewals, i.e., 3,254 tsubo (27 tenants) out of 10,855 tsubo (113 tenants) .

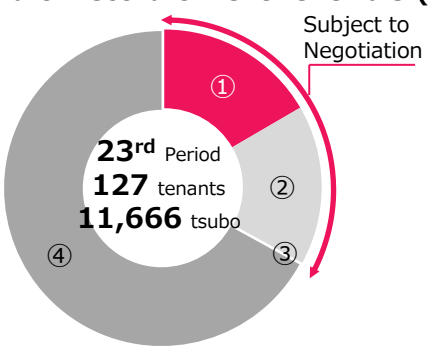
Increase rate was 6.2% and the monthly rent was ¥3.0mm, and the increase was revised mainly for the tenants with less than market rent.

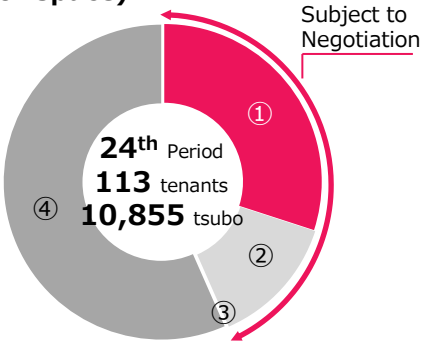
Status of rent increase/decrease upon contract renewals (office /monthly rent)



※ "Rent increase ratio" is calculated in each period as below, rounded to the first decimal place.
((total rent increase after rent renewal - total rent before rent renewal)/ total rent before rent renewal)

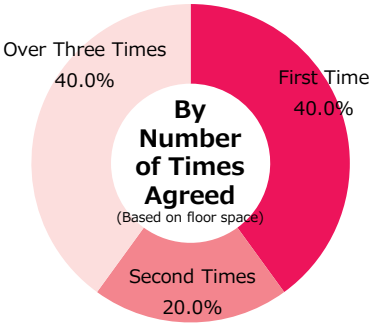
Trend of record of rent renewals (floor space)(1)

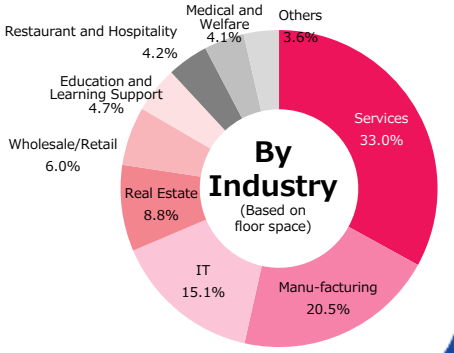




	Space (tsubo)	Ratio	Space (tsubo)	Ratio
① Increase	1,936	16.6%	3,254	30.0%
② No Change	1,917	16.4%	1,451	13.4%
③ Decrease	0	-	0	-
④ Not negotiated	7,812	67.0%	6,148	56.6%
Breakdown	7,812	100.0%	6,148	100.0%
Below Market Rent	3,017	38.6%	1,954	31.8%
Above Market Rent	4,476	57.3%	4,032	65.6%
Retail, residential	318	4.1%	161	2.6%

Summary of tenant that agreed on rent increase in the 24th Period

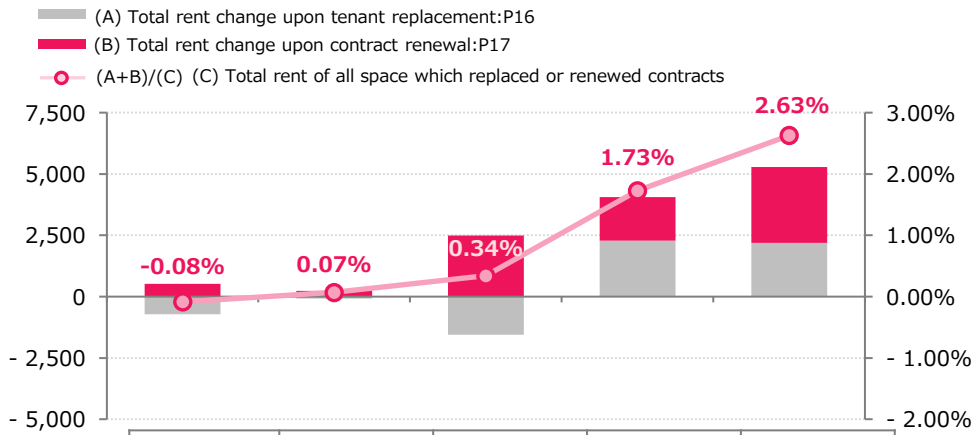




Track Record of Rent Change and Rent Gap Trend (Office)

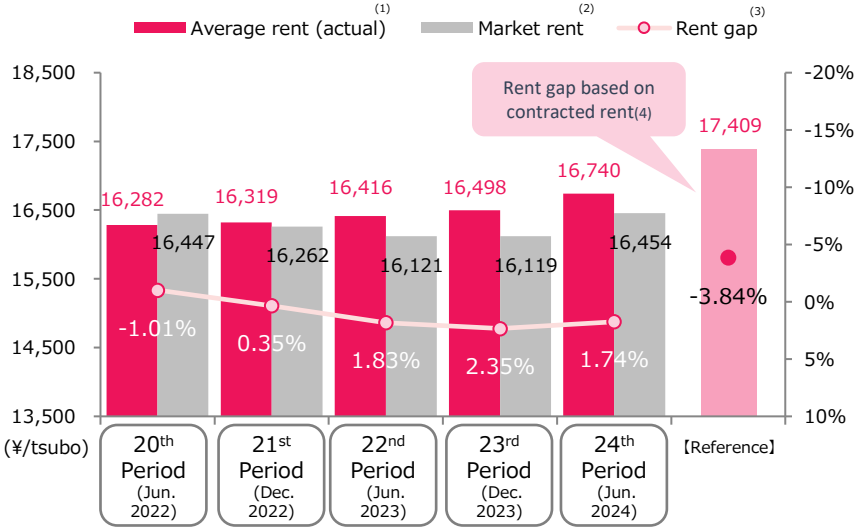
- Rent change rate (tenant replacement + contract renewal) has turned positive for the fourth consecutive period. Achieved ¥5.2mm increase in monthly rent.
- Rent gap narrowed due to increase in market rent. On a contract rent basis, it remained negative at -3.84%.

Track record of rent change ratio (office)

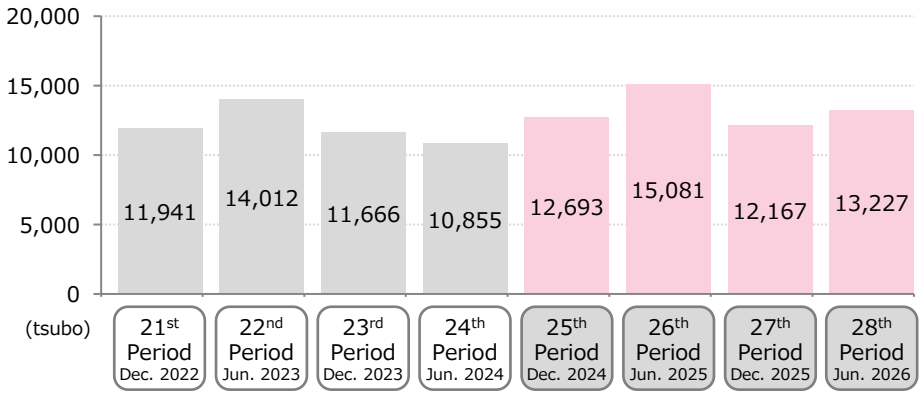


(¥,000/month)	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
A	-719	-72	-1,557	2,287	2,193
B	523	231	2,487	1,776	3,094
A+B	-195	158	930	4,064	5,287

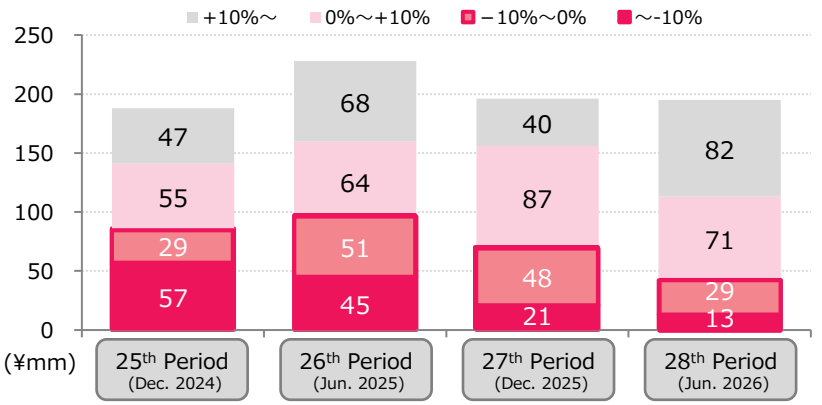
Rent gap trend *Office and standard floor only



Track record of area subject to renewal (office)



Status of rent gap *Office and standard floor only, based on monthly rent



Status of Tenant Move-in/out and Occupancy Rate (Residential)

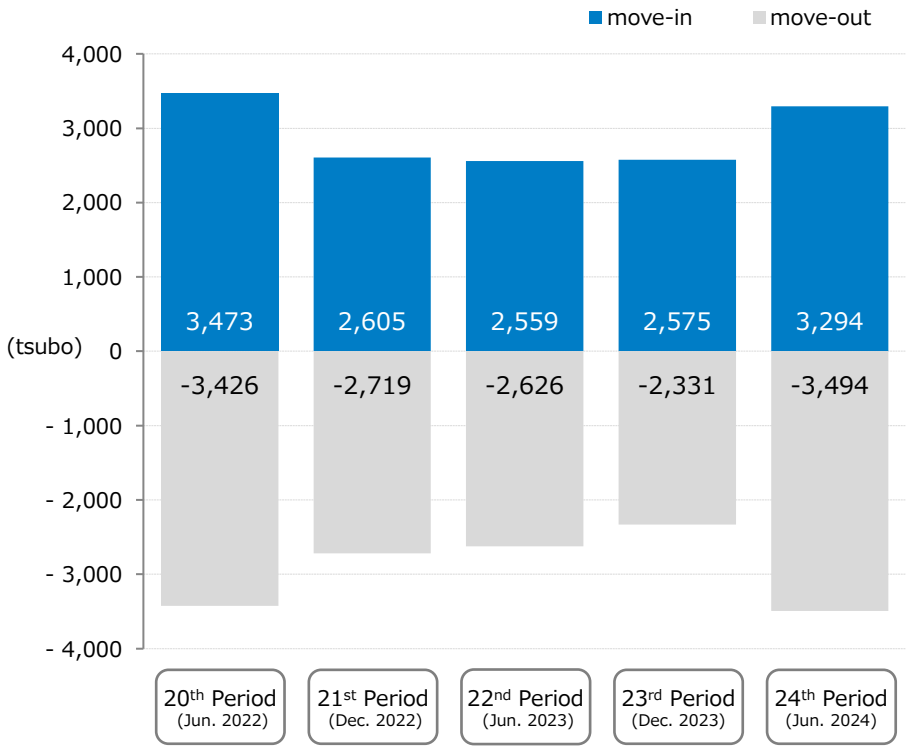
NIPPON REIT Investment Corporation

◆ **The occupancy rate at the end of period was 97.1% maintaining high occupancy rates**

In terms of occupancy rates by area, high occupancy rates of 98% or more in the 6 central, Greater Tokyo and Osaka.
In terms of occupancy rates by room type, family type continued to have high occupancy rates from the previous period. Increase occupancy rate of Single type by 1.0% compared to previous period.

Tenant move-in and move-out

※Total leasable area as of the end of 24th Period (residential): 35,721 tsubo



Occupancy Rates by Region

Area	24th Period properties/ rate of leasable area	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
6 Central	9 props 27.6%	98.1%	98.3%	98.3%	99.1%	**98.0%**
Greater Tokyo	9 props 12.1%	98.2%	96.5%	98.1%	98.4%	**98.5%**
Nagoya	10 props 18.8%	97.4%	97.4%	93.8%	94.1%	**92.8%**
Osaka	15 props 29.1%	96.6%	95.6%	96.6%	97.5%	**98.2%**
Other	4 props 12.4%	97.7%	98.5%	98.2%	98.2%	**97.9%**
Total	47 props 100%	97.5%	97.1%	97.1%	97.6%	**97.1%**

Occupancy Rates by Room Type (excl. office space and retail units)

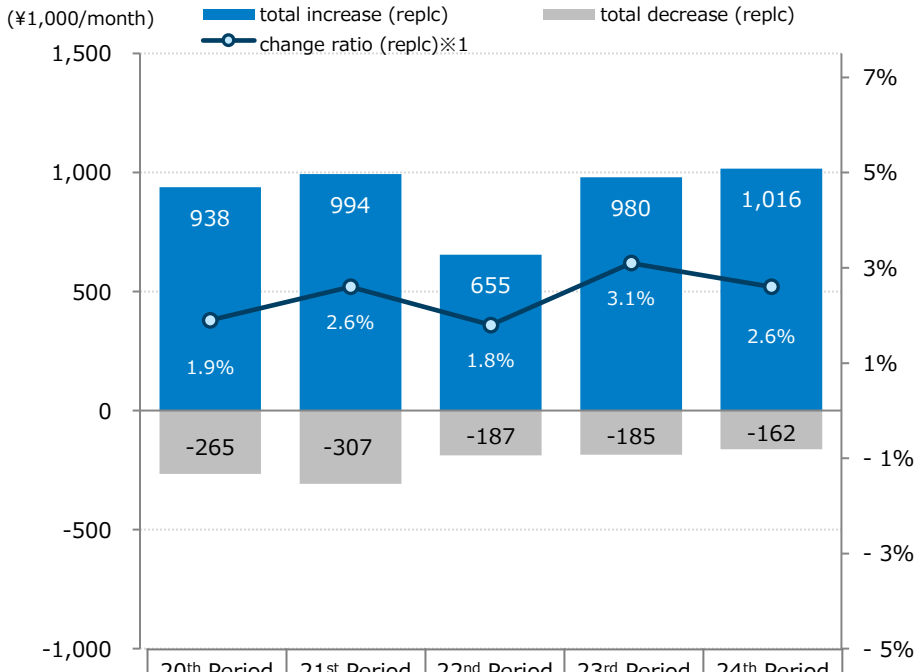
	Room Type Ratio (based on area) 24th Period (Jun. 2024)	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Single type (less than 40㎡)	46.8%	96.1%	95.3%	95.4%	95.6%	**96.6%**
Compact type (40㎡ or more)	7.9%	95.2%	95.6%	96.9%	97.0%	**92.6%**
Family type (50㎡ or more)	45.4%	98.7%	98.4%	98.3%	99.5%	**98.6%**

Track Record of Rent Revision (Residential)

NIPPON REIT Investment Corporation

◆ **Continue efforts to increase rent at the time of tenant replacement and contract renewal to realize the increase revision**
The rate of change in rent at the time of tenant replacement was+2.6%, achieving a positive revision and increasing by ¥854 thousand/month.
The rate of change in rent at the time of contract renewal was also 2.1%, an increase from the previous period and increase ¥35 thousand /month.

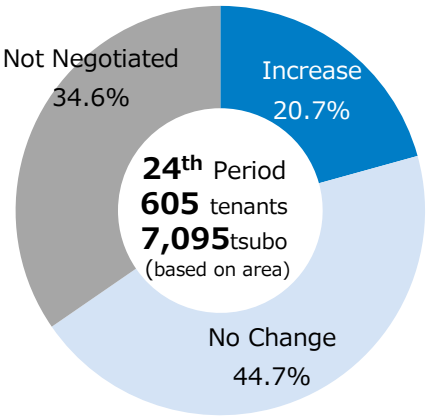
Monthly rent change upon tenant replacement



	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Replacement	938	994	655	980	1,016
Renewal	-265	-307	-187	-185	-162
Net total	672	687	468	794	854

	20th Period (Jun. 2022)	21st Period (Dec. 2022)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Replacement/ contract renewal Net total	1,021	1,245	873	1,222	1,211

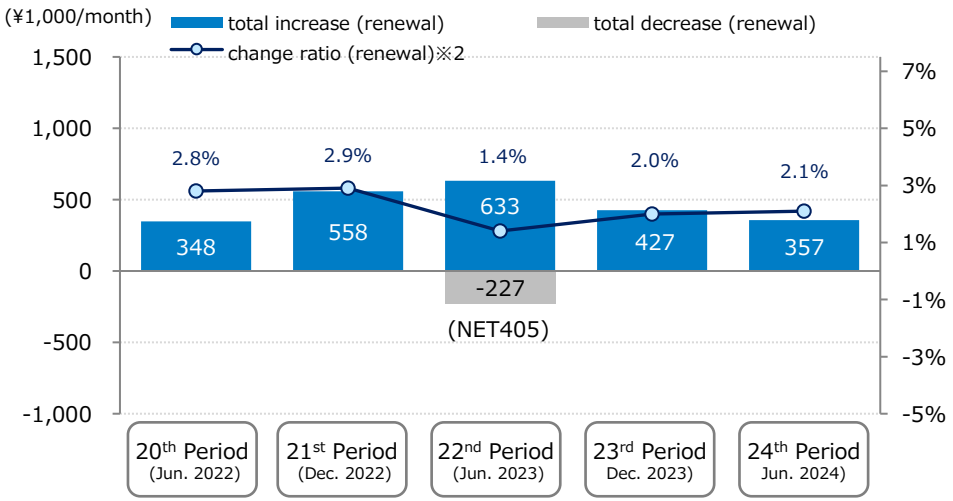
Rent Increase at Contract Renewal



Total Rent Increase
¥357k/month

Total Rent Decrease
¥0/month

Monthly rent change upon tenant contract renewal



※1 "Rent change ratio" is calculated in each period as follow, rounded to the first decimal place. ((total rent after tenant replace - total rent before tenant replacement) / total rent before tenant replacement).
※2 "Rent increase/decrease rate at contract renewal" is calculated each term as ((Total rent after rent revision – Total rent before rent revision) ÷ Total rent before rent revision).

Engineering Management

◆ Engineering Management, another driver of internal growth, is carried out in a well-planned manner
Utilize reserved cash from depreciation to make CAPEX plans more feasible

Outline of Engineering Management

- **Planned capital investment:** Equipments' replacement and retrofit to maintain and improve assets values
- **Strategic value-enhancing investment :** Invest effectively to maximize NOI with the following objectives

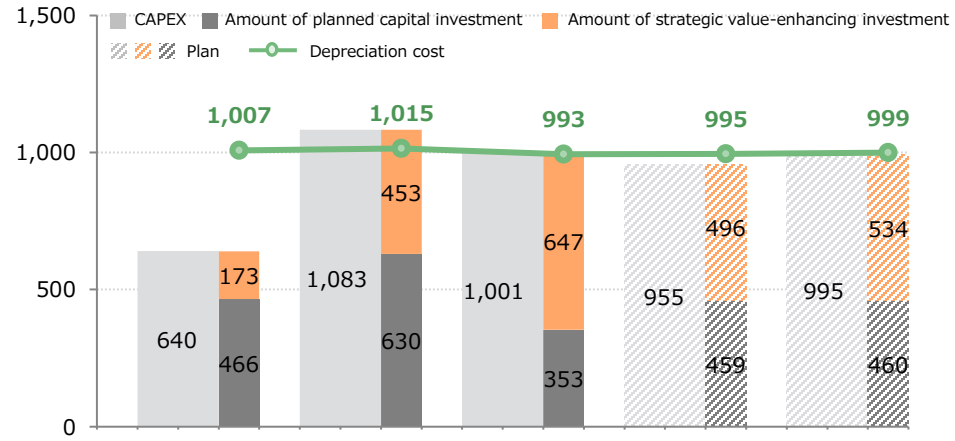
Profitability enhancement
Measures to increase rents / raise income, etc.

Cost reduction
Reduction of management cost through energy conservation, etc.

Improvement of tenant satisfaction
Minimization of tenant vacancy risk, Shorten leasing periods

Environmental consideration
Installation of high energy efficiency equipment etc. while using a energy saving subsidy

Plan and Budget of Engineering Management



(¥mm)	22nd Period (Jun. 2023)	23rd Period (Dec. 2023)	24th Period (Jun. 2024)	25th Period (Dec. 2024)	26th Period (Jun. 2025)
Depreciation Cost(A)	1,007	1,015	993	995	999
CAPEX(B)	640	1,083	1,001	955	995
CAPEX ratio (B)/(A)	63.6%	106.7%	100.7%	96.0%	99.6%

Major measure and effect of Strategic value-enhancing investment

● Achievements for the 24th Period (Jun. 2024)

Creation of new revenue sources/profitability enhancement		Cost reduction	
Major measure	Approx. Effect(cost)	Major measure	Approx. Effect(cost)
(4 properties) Review and increase of Parking lot sublease contract	¥1.33mm (¥0mm)	(8 properties) Common area and exclusive area LED renovation	¥8.45mm (¥68.84mm)
(3 Properties) Exclusive area and entrance renewal	¥1.78mm (¥30.38mm)	(Omiya Center bldg.) Change of building management contract	¥7.48mm (¥0mm)
(Omiya Center bldg.) Renovation of smoking room and expansion of exclusive area	¥3.65mm (¥24.70mm)	(FORECAST Gotanda West) Reviewing electric power contracted.	¥2.17mm (¥0mm)
(Shibakoen sanchome bldg.) Expansion of mobile base stations	¥0.45mm (¥0mm)		
Subtotal	¥7.57mm (¥57.08mm)	Subtotal	¥18.12mm (¥68.84mm)

Total amount of NOI increase Approx.¥25.7mm /annum

Totally contribute to DPU + Approx.¥28/fiscal period(1)

Main measures planned from the 25th Period onwards

(4 properties)
Revision of parking sublease contracts 【Profitability enhancement】
(6 properties)
Common area LED renovation 【Cost Reduction・Environmental consideration】
(2 properties)
Common area and exclusive area LED renovation
【 Profitability enhancement ・Environmental consideration】
(3 properties)
Common area and exclusive area LED renovation
【Improvement of tenant satisfaction ・Environmental consideration】
(8 properties)
Renewal of toilets and waterworks
【Improvement of tenant satisfaction ・Environmental consideration】
(DelCCS KASAI)
Exclusive area renewal 【Profitability enhancement】
(FORECAST Waseda FIRST)
Construction to change the water supply system 【Cost Reduction】

Track record of strategic value enhancement measure

Improving rent revenue and promoting leasing through value-enhancement investments

Omiya Center Building



- The property is located about 3 minutes' walk from Omiya Station, including JR Keihin-Tohoku Line, Saikyo Line, and Tohoku Shinkansen, and it is highly appealing in terms of proximity to and accessibility to the station.
- The property is in the Omiya-Nishiguchi zone, where many small buildings with a total floor space of around 1,000 tsubo, has a total floor space of approximately 7,100 tsubo, and is superior in size.
- Expand the proprietary section in accordance with the maintenance of smoking areas and restoration work, which are frequently requested by tenants.

【 Concept and Aim of Renovation 】

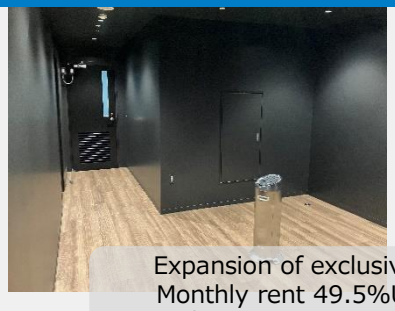
A new smoking area was established because the existing smoking room was insufficient with the statutory amount of ventilation. The smoking areas also had many tenant requests, so the company aims to improve tenant satisfaction. The former smoking area was renovated to a dedicated department in line with the current situation.

Before





After





Expansion of exclusive area +11.72tsubo
Monthly rent 49.5%UP after renovation※
(※Including the increase in leased area)

Hiroo Reeplex B's



- The property is located along Gaien Nishi-dori Avenue, 1 minute walk from Hiroo Station on the Tokyo Metro Hibiya Line and is highly appealing in terms of station proximity and accessibility to central Tokyo.
- 37 years have passed since the completion of the property, and the image will be renewed due to the conspicuous deterioration of the appearance and common area.
- Improve tenant satisfaction and differentiate from competing properties.

【Concept and Aim of Renovation】

Design themes "cleanliness, comfortable colors, simple and sophisticated"" due to the large number of tenants in clinics." Renewal to design where visitors can feel healed and warmth.

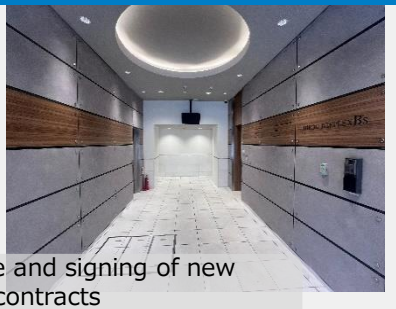
Before





After





100% occupancy rate and signing of new billboard contracts
Cost reduction through the LED renovation

Financial Management

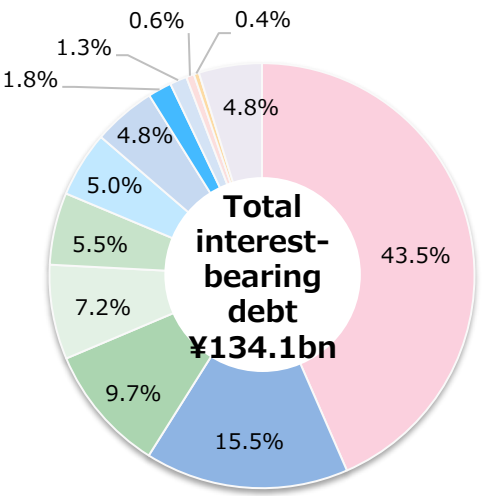
- **Enhancing financial stability**
  Aim to achieve an optimal balance by shortening the borrowing periods and incorporating floating-rate borrowings while taking into account costs
  Aim to diversify funding methods, such as green finance, while maintaining LTV level
- **Aim for continuous improvement in credit rating**

Structure of Interest-bearing Liabilities

(¥/mm)

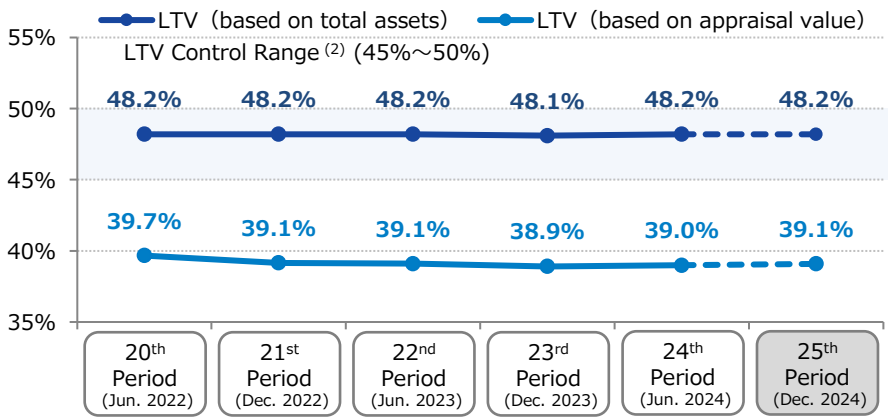
	22nd Period	23rd Period	24th Period
Total interest-bearing debt	132,620	132,620	134,120
Borrowings	126,120	126,120	127,620
Corporation bonds	6,500	6,500	6,500
Long-term debt ratio	100%	100%	100%
Fixed interest rate ratio	97.8%	96.8%	94.8%
Rating	JCR : A+ (Positive) R&I : A+ (stable)		
Commitment line(1)	3,000		

Bank Formation



MUFG Bank, Ltd.	¥58.3bn	43.5%
Mizuho Bank, Ltd.	¥20.7bn	15.5%
Sumitomo Mitsui Banking Corporation	¥12.9bn	9.7%
Resona Bank, Limited	¥9.6bn	7.2%
Sumitomo Mitsui Trust Bank, Limited	¥7.4bn	5.5%
SBI Shinsei Bank, Limited	¥6.7bn	5.0%
Mizuho Trust & Banking Corporation	¥6.4bn	4.8%
Development Bank of Japan Inc.	¥2.4bn	1.8%
Aozora Bank, Ltd.	¥1.7bn	1.3%
The Nomura Trust and Banking Co., Ltd.	¥0.7bn	0.6%
Meiji Yasuda Life Insurance Company	¥0.5bn	0.4%
Investment Corporation Bonds	¥6.5bn	4.8%

LTV (1)



Corporate Bonds	Issued	Term	Issue amount	Interest rate
1st unsecured bonds	Apr. 2018	7 years	¥1.0bn	0.54%
2nd unsecured bonds	Apr. 2018	10 years	¥1.0bn	0.70%
3rd unsecured bonds	Nov. 2018	10 years	¥1.5bn	0.88%
4th unsecured bonds	Apr. 2019	10 years	¥1.0bn	0.90%
5th unsecured bonds (Green Bond)	Aug. 2021	10 years	¥2.0bn	0.67%
Total			¥6.5bn	

Financial Management

Summary of refinancing for the 24th Period

Amount (¥/mm)	Term	Interest rate
3,400	7 Years	0.5600% (fixed by interest swap agreement)
3,200	6 Years	0.5199% (fixed by interest swap agreement)
1,150	3 Years	Base interest rate+0.2450%

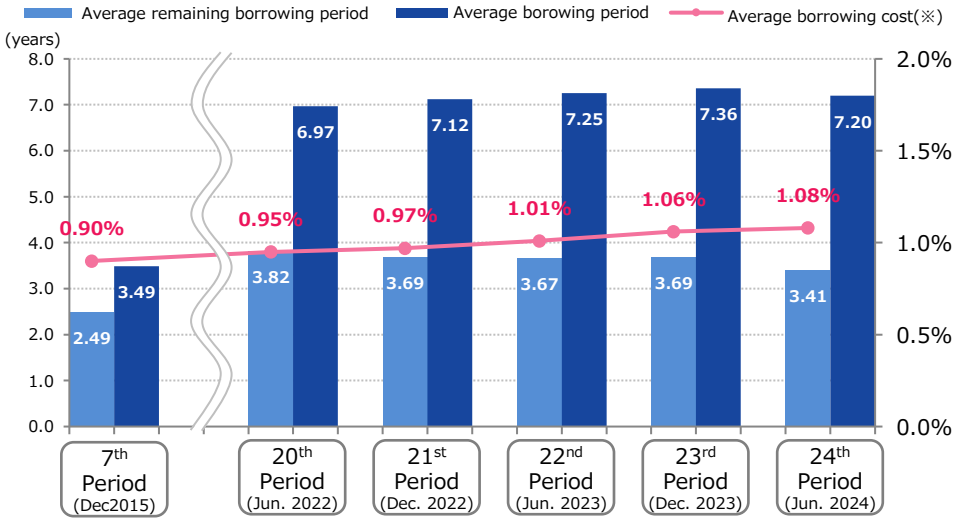
Amount (¥/mm)	Term	Drawdown date	Interest rate
1,350	3 Years	Apr.22 2024	Base interest rate+0.2450%
1,100	4 Years		Base interest rate+0.2900%
1,800	4 Years 4 Months		1.0510% (fixed by interest swap agreement)
2,300	5 Years		1.1295% (fixed by interest swap agreement)
1,200	5 Years 4 Months		1.1610% (fixed by interest swap agreement)

Status of rating

Japan Credit Rating Agency, Ltd. (JCR)
Long-term issuer rating
A+ (Positive)(Nov. 2023)

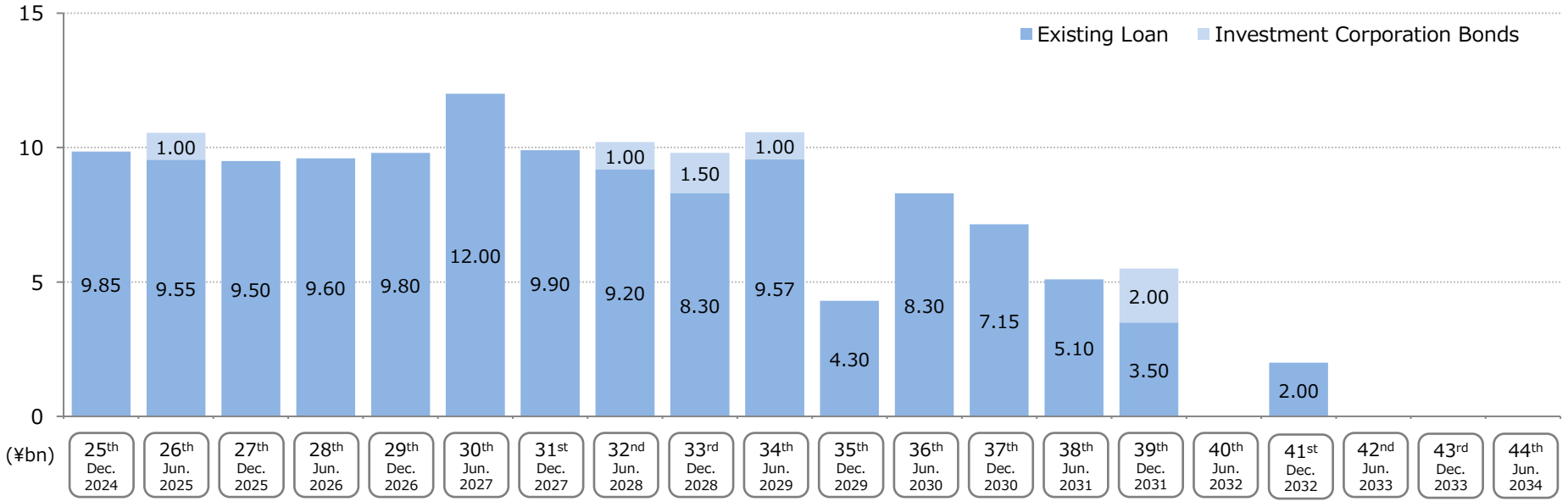
Rating and Investment Information, Inc.(R&I)
Issuer rating
A+ (Stable)(Aug. 2023)

Historical average remaining borrowing period, average borrowing period and average borrowing cost



※Including upfront fee, agent fee and investment corporation bonds issued cost

Debt Maturity Schedule



Sustainability Initiatives (Summary)

NIPPON REIT Investment Corporation

◆ **ESG initiatives positioned as one of important management issues, mitigating the environmental impacts in cooperation and collaboration with stakeholders**

■ Formulation and execution of Materiality

Environment

- Countering Climate Change
- Enhancing Energy Efficiency
- Countering Water Resources
- Waste Management
- Sustainability Certification

Social

- Ensuring the Security and Safety of Tenants, Enhancing User Comfort
- Contributing to Communities
- Stakeholder Engagement and Timely and Appropriate Information Disclosure
- Developing Human Resources and Creating a Satisfactory Workplace

Governance

- Building a Governance System that Emphasizes the Third Party and Diversity of Officers
- Ensuring Legal Compliance by Raising Awareness of Compliance
- Appropriate Risk Management such as Elimination of Conflicts of Interest Related to Transactions with Interested Parties, etc.
- Ensuring the Effectiveness of Internal Control Processes through Internal Audits

■ Enhancement of ESG disclosure

NEW

・Publish the latest version of the ESG report in Jun. 2024



■ Participation to the GRESB Real Estate Assessme

- Achieved "3 Stars" in 2023 GRESB rating
- Received "Green Star" designation for the seventh consecutive years
- Earned the highest "A" level for the GRESB Public Disclosure

GRESB 2023 GRESB Public Disclosure 2023

■ Acquisition of environmental certifications NEW

Environmental Certification	Property Name	Certification Rank	Date Certified
BELS	Nishi-Gotanda 8-chome Building	★★★	May 31, 2024
CASBEE for Real Estate	FORECAST Gotanda WEST	S	June 14, 2024
	Sumitomo Mitsui Bank Koraibashi Building	S	June 14, 2024
	Shibakoen Sanchome Building	A	June 14, 2024
DBJ Green Building Certification (Reacquisition)	FORECAST Kameido	★★★	June 21, 2024

■ Current status of environmental certifications

DBJ Green Building Certification (2 properties, 6.95%)	CASBEE for Real Estate (8 properties, 23.23%) NEW	BELS Certification (21 properties, 28.20%) NEW	Low-Carbon Model Building (5 properties, 5.35%)
DBJ Green Building	CASBEE	BELS ZEB	A3

Total of 29 properties
50.72% of the Portfolio based on total floor area
*In case when a property holds multiple certifications, it is calculated as one property.

+2.5%

Environmental Certifications :
Achieved 50% or more of the total floor area

4. Data related with Financial Results for the 24th Period (Jun. 2024)

Financial Results for the 24th Period (Jun. 2024)

Unit ¥mm	23rd Period (Dec. 2023) Result	24th Period (Jun. 2024) Forecast※ As of Feb. 19, 2024	24th Period (Jun. 2024) Result	24th Period (Result) vs 23rd Period (Result) (difference)	24th Period (Result) vs 24th Period (Forecast) (difference)
	c	b	c	c-a	c-b
Operating Revenues	**8,828**	**8,894**	**9,865**	**+1,037**	**+970**
Rental Revenues	7,908	8,001	7,981	+72	(20)
Other Revenues Related to property leasing	723	661	669	(54)	+8
Gain on sales of real estate properties	194	232	1,214	+1,020	+981
Dividend Income	1	-	+0	(1)	+0
Operating Expenses	**(4,122)**	**(4,194)**	**(4,366)**	**(243)**	**(172)**
Operating Income	**4,705**	**4,700**	**5,499**	**+793**	**+798**
Non-Operating Revenues	**7**	**-**	**9**	**+2**	**+9**
Non-Operating Expenses	**(728)**	**(735)**	**(734)**	**(5)**	**+1**
Ordinary Income	**3,984**	**3,964**	**4,774**	**+789**	**+810**
Net Income	**3,983**	**3,964**	**4,773**	**+789**	**+809**
DPU	**¥8,854**	**¥8,810**	**¥9,570**	**+¥716**	**+¥760**
NOI	**6,405**	**6,364**	**6,371**	**(33)**	**+7**
FFO per Unit(1)	**¥10,703**	**¥10,526**	**¥10,532**	**(¥171)**	**+¥6**
Days	**184**	**182**	**182**	**-**	**-**

※ Compared with the forecast figures in the financial results for the fiscal year ending December 2023

◆ Comparison against the 23rd Period (Dec. 2023) result (c-a)

Major fluctuation factor(¥/mm)		Remarks
◆ **Increase in operating revenues**	**+1,037**	
・Increase in rental revenue	+72	(Increase in rent occupancy rate)
・Decrease in utilities charge revenue	(42)	(Seasonal factor, decrease in usage, decrease due to the sale of properties)
・Decrease in miscellaneous income	(34)	(Decrease in cancellation penalty income)
・Increase in land rent	+23	(Street life leasehold land)
・Increase in gain on sales of real estate properties	+1,020	(Difference in gains on sales of properties in 23rd Period and 24th Period)
・Others	(2)	
◆ **Decrease in operating expenses**	**(243)**	
・Decrease in utility expenses	+31	(Seasonal factor, decrease due to the sale of properties)
・Increase in repair expense	(57)	(Increase in building exterior renovation)
・Increase in loss on sales of real estate properties	(169)	(Loss on the sale of Mullion Josai and Zeku Benten)
・Increase in non-deductible consumption tax	(33)	(Decline in the ratio of taxable sales)
・Decrease in depreciation expenses	+21	(Decrease due to the sale of properties)
・Others	(36)	
◆ **Increase in non-operating revenues**	**+2**	(Increase in DPU refunds)
◆ **Increase in non-operating expenses**	**(5)**	(Increase due to refinancing and rising interest rate)

◆ Comparison against the 24th Period (Jun. 2024) (As of Feb 19, 2024) forecast(c-b)

Major fluctuation factor(¥/mm)		Remarks
◆ **Increase in operating revenues**	**+970**	
・Decrease in rental revenue	(19)	(Decrease in rental revenue due to the sale of properties)
・Increase in miscellaneous income	+16	(Increase in key money and increase in tenant burden of restoration work)
・Increase in gain on sales of real estate properties	+981	(Gain on the sale of MK Kojimachi Building, Hatchobori River Gate and Nihombashi Playa Building)
・Others	(8)	
◆ **Increase in operating expenses**	**(172)**	
・Increase in loss on sales of real estate properties	(169)	(Loss on the sale of Mullion Josai and Zeku Benten)
・Increase in non-deductible consumption tax	(21)	(Decline in the ratio of taxable sales)
・Decrease in payment commissions	+21	(Decrease in leasing costs)
・Others	(2)	
◆ **Increase in non-operating revenues**	**+9**	
・Increase in DPU refunds	+9	
◆ **Decrease in non-operating Expenses**	**+1**	

Financial Forecast for the 25th Period (Dec. 2024) and the 26th Period (Jun. 2025)

Unit ¥mm	24th Period (Jun. 2024) Result	25th Period (Dec. 2024) Forecast	26th Period (Jun. 2025) Forecast	25th Period (Forecast) vs 24th Period (Result) (difference)	26th Period (Forecast) vs 25th Period (Forecast) (difference)
	a	b	c	b-a	c-b
Operating Revenues	**9,865**	**9,462**	**8,714**	**(402)**	**(748)**
Rental Revenues	7,981	7,938	7,976	(43)	+38
Other Revenues Related to property leasing	669	803	737	+133	(65)
Gain on sales of real estate properties	1,214	721	-	(492)	(721)
Dividend Income	+0	-	-	(0)	-
Operating Expenses	**(4,366)**	**(4,209)**	**(4,113)**	**+157**	**+95**
Operating Income	**5,499**	**5,253**	**4,600**	**(245)**	**(653)**
Non-Operating Revenues	**9**	**-**	**-**	**(9)**	**-**
Non-Operating Expenses	**(734)**	**(781)**	**(806)**	**(46)**	**(25)**
Ordinary Income	**4,774**	**4,472**	**3,793**	**(302)**	**(678)**
Net Income	**4,773**	**4,472**	**3,793**	**(301)**	**(678)**
DPU	**¥9,570**	**¥8,965**	**¥8,430**	**(¥605)**	**(¥535)**
NOI	**6,371**	**6,419**	**6,497**	**+47**	**+77**
FFO per Unit	**¥10,532**	**¥10,558**	**¥10,661**	**+¥26**	**+¥103**
Days	**182**	**184**	**181**	**-**	**-**

◆ Comparison between the 24th Period (Jun. 2024) Result and the 25th Period (Dec. 2024) Forecast (b-a)

Major fluctuation factor(¥/mm)		Remarks
◆ Decrease in operating revenues	**(402)**	
・Decrease in rental revenue	(43)	(Decrease in rental revenue due to sale of properties in 24th Period)
・Increase in utilities charge revenue	+107	(Seasonal factor)
・Increase in land rent	+21	(Street life leasehold land)
・Decrease in gain on sales of real estate properties	(492)	(Difference between gains on sale of the properties in 24th period and the gain on sale of 50% co-ownership interest in Nihombashi Playa Building to be sold in 25th Period)
・Others	+4	
◆ Increase in operating expenses	**+157**	
・Decrease in loss on sales of real estate properties	+169	(Loss on the sale of Mullion Josai and Zeku Benten)
・Increase in utility expenses	(59)	(Seasonal factor)
・Decrease in repair expense	+27	(Decrease in building exterior renovation)
・Increase in payment commissions	(20)	(Increase in leasing costs)
・Increase in asset management fees	(12)	
・Decrease in non-deductible consumption tax	+25	(Rise in the ratio of taxable sales)
・Others	+27	
◆ Decrease in non-operating revenues	**(9)**	
・Decrease in DPU refunds	(9)	
◆ Increase in non-operating expenses	**(46)**	
・Increase in interest expense	(41)	
・Others	(5)	

◆ Comparison between the 25th Period (Dec. 2024) Forecast and the 26th Period (Jun. 2025) Forecast (c-b)

Major fluctuation factor(¥/mm)		Remarks
◆ Decrease in operating revenues	**(748)**	
・Increase in rental revenue	+38	(Increase in rent occupancy rate)
・Decrease in utilities charge revenue	(48)	(Seasonal factor)
・Decrease in miscellaneous income	(17)	(Decrease in cancellation penalty income)
・Decrease in gain on sales of real estate properties	(721)	(Absence of gain on the sale of Nihombashi Playa Building)
・Others	+0	
◆ Decrease in operating expenses	**+95**	
・Decrease in repair expense	+67	(Move up of partial repair works:25th Period)
・Decrease in utility expenses	+42	(Seasonal factor)
・Decrease in payment commissions	+35	(Decrease in leasing costs)
・Increase in taxes and public dues	(23)	(Payment of property tax on newly acquired properties)
・Increase in trust fees	(29)	(Increase in fees due to renewal of trust contracts)
・Increase in advertising expenses	(18)	(HP renewal etc.)
・Decrease in non-deductible consumption tax	+12	(Increase in the ratio of taxable sales)
・Decrease in other fees	+13	(Decrease in leasing campaign expenses)
・Others	(5)	
◆ Increase in non-operating expenses	**(25)**	
・Increase in interest expense	(24)	
・Others	(0)	

Financial Forecast for the 25th Period (Dec. 2024)

Unit ¥mm	25th Period (Dec. 2024) Original Forecast As of Feb. 19, 2024 a	25th Period (Dec. 2024) Revised Forecast As of Aug. 15, 2024 b	25th Period (Revised Forecast) vs 25th Period (Original Forecast) (difference) b-a
Operating Revenues	**8,781**	**9,462**	**+681**
Rental Revenues	8,049	7,938	(111)
Other Revenues Related to property leasing	731	803	+71
Dividend Income	-	721	+721
Operating Expenses	**(4,111)**	**(4,209)**	**(97)**
Operating Income	**4,669**	**5,253**	**+584**
Non-Operating Revenues	**-**	**-**	**-**
Non-Operating Expenses	**(763)**	**(781)**	**(17)**
Ordinary Income	**3,905**	**4,472**	**+567**
Net Income	**3,904**	**4,472**	**+567**
DPU	**¥8,810**	**¥8,965**	**+¥155**
NOI	**6,560**	**6,419**	**(140)**
FFO per Unit	**¥10,917**	**¥10,558**	**(¥359)**
Days	**184**	**184**	

◆ Comparison between original forecast (As of Feb. 19, 2024) and revised forecast for the 25th Period (Dec. 2024)

Major fluctuation factor(¥/mm)		Remarks
◆ **Increase in operating revenues**	**+681**	
・Decrease in rental revenue	(111)	(Decrease in rental revenue of properties transfer in 24th Period)
・Increase in gain on sale of real estate property	+721	(Transfer of 50% co-ownership interest in Nihombashi Playa Building)
・Increase in utilities charge revenue	+48	(Increase in summer consumption)
・Increase in miscellaneous income	+23	(Increase in cancellation penalties)
・Others	+0	
◆ **Increase in operating expenses**	**(97)**	
・Increase in repair expenses	(67)	(Move up of partial repair works)
・Increase in utility expenses	(19)	(Increase in unit price on electricity)
・Increase in payment commissions	(11)	(Increase in leasing costs)
・Increase in other commissions	(11)	(Increase in leasing campaign expenses)
・Increase in non-deductible consumption tax	(13)	(Decline in the ratio of taxable sales)
・Decrease in asset management fees	+12	(Decline in total assets/ NOI due to transfer of properties)
・Others	+12	
◆ **Increase in non-operating expenses**	**(17)**	(Increase in interest expenses due to a rise in interest rates)

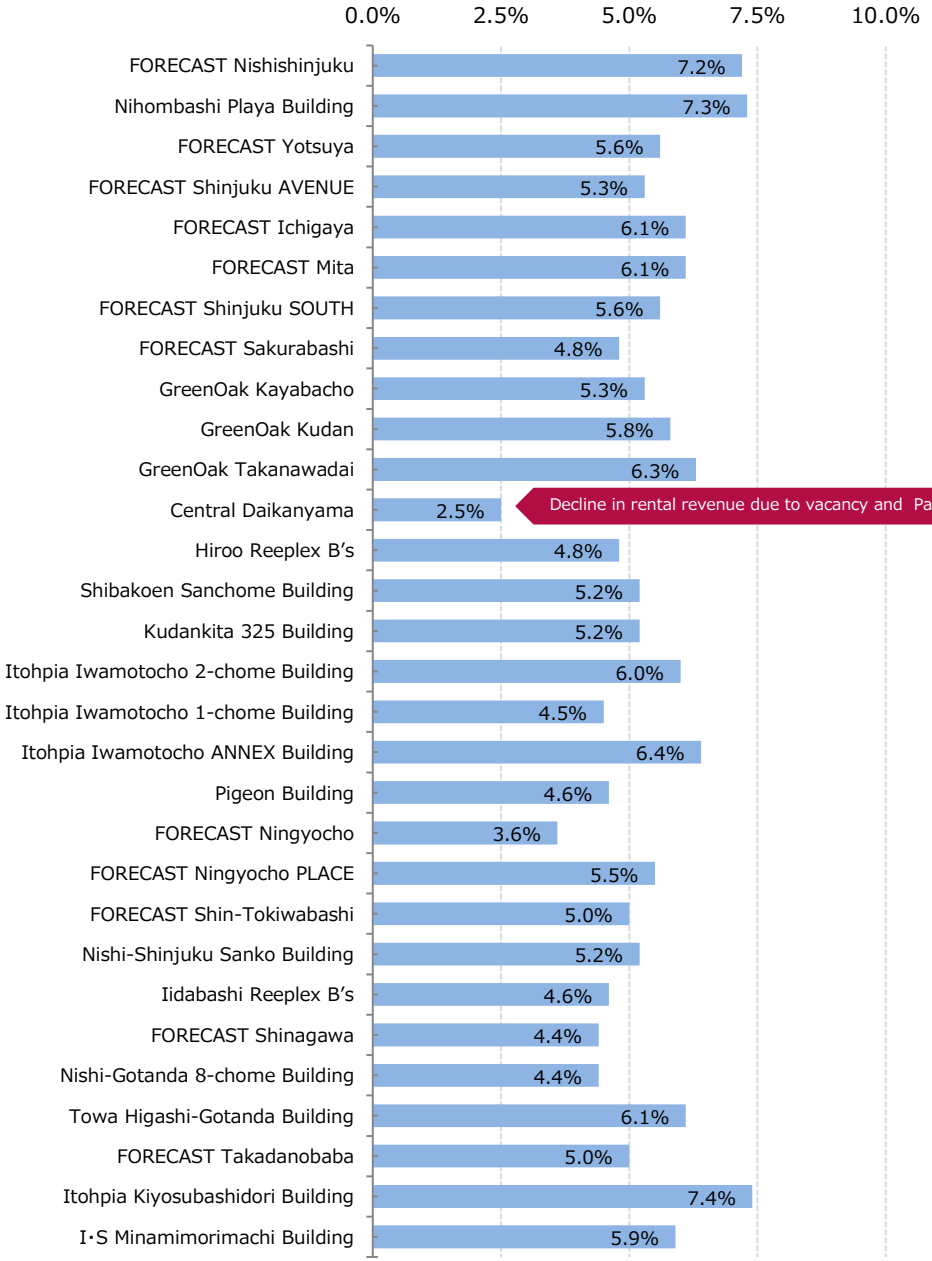
Historical Operating Results

		20th FP (Jun. 2022)	21st FP (Dec. 2022)	22nd FP (Jun. 2023)	23rd FP (Dec. 2023)	24th FP (Jun. 2024)
Operating revenues	(¥mm)	8,534	8,547	8,865	8,828	9,865
Of which, rental revenues and other revenues related to property leasing	(¥mm)	(8,406)	(8,544)	(8,610)	(8,632)	(8,651)
Operating expenses	(¥mm)	3,935	4,105	4,424	4,122	4,366
Of which, property-related expenses	(¥mm)	(3,083)	(3,263)	(3,313)	(3,249)	(3,285)
Operating income	(¥mm)	4,599	4,442	4,440	4,705	5,499
Ordinary income	(¥mm)	3,971	3,774	3,772	3,984	4,774
Net income	(¥mm)	3,970	3,773	3,771	3,983	4,773
Total assets (a)	(¥mm)	274,895	275,138	275,414	275,462	278,161
Net assets (b)	(¥mm)	130,592	130,395	130,392	130,605	131,395
Interest-bearing debt (c)	(¥mm)	132,620	132,620	132,620	132,620	134,120
Interest-bearing debt to total assets ratio (c)/(a) (based on book value)	(%)	48.2	48.2	48.2	48.1	48.2
Interest-bearing debt to total assets ratio [3] (based on appraisal value)	(%)	39.7	39.1	39.1	38.9	39.0
Ordinary income to total assets ratio[3]	(%)	1.4	1.4	1.4	1.4	1.7
Return on equity[3]	(%)	3.0	2.9	2.9	3.1	3.6
Equity ratio (b)/(a)	(%)	47.5	47.4	47.3	47.4	47.2
NOI yield (acquisition value) [4]	(%)	5.0	4.9	5.0	4.9	4.9
NOI yield (book value) [4]	(%)	5.0	4.9	5.0	4.9	4.9
NOI yield (appraisal value) [4]	(%)	4.0	3.9	4.0	3.9	3.9
After-depreciation yield (acquisition value) [4]	(%)	4.2	4.1	4.2	4.1	4.2
After-depreciation yield (book value) [4]	(%)	4.2	4.1	4.2	4.1	4.2
After-depreciation yield (appraisal value) [4]	(%)	3.4	3.3	3.4	3.3	3.3
Implied cap rate (NOI yield) [3] [4]	(%)	4.3	4.6	4.7	4.7	4.8
Implied cap rate (after-depreciation yield) [4]	(%)	3.6	3.8	3.9	3.9	4.0
Unitholder's equity	(¥mm)	126,515	126,515	126,515	126,515	126,515
Number of investment units Issued and outstanding (d)		449,930	449,930	449,930	449,930	449,930
Net assets per unit (b)/(d)	(¥)	290,249	289,812	289,807	290,280	292,036
Total distributions (e)	(¥mm)	3,970	3,773	3,770	3,983	4,305
Distributions per unit (e)/(d)	(¥)	8,825	8,387	8,381	8,854	9,570
FFO[3](Funds From Operations) (f)	(¥mm)	4,855	4,784	4,776	4,815	4,738
AFFO[3] (Adjusted Fund From Operations)(g)	(¥mm)	4,585	4,259	4,136	3,729	3,737
Pay out ratio (FFO) (e)/(f)	(%)	81.8	78.9	78.9	82.7	90.9
Pay out ratio (AFFO) (e)/(g)	(%)	86.6	88.6	91.2	106.8	115.2
FFO per unit[3]	(¥)	10,792	10,633	10,616	10,703	10,532
NAV per Unit[3]	(¥)	413,510	422,819	422,466	425,995	428,968

Property NOI Yield (1/4)

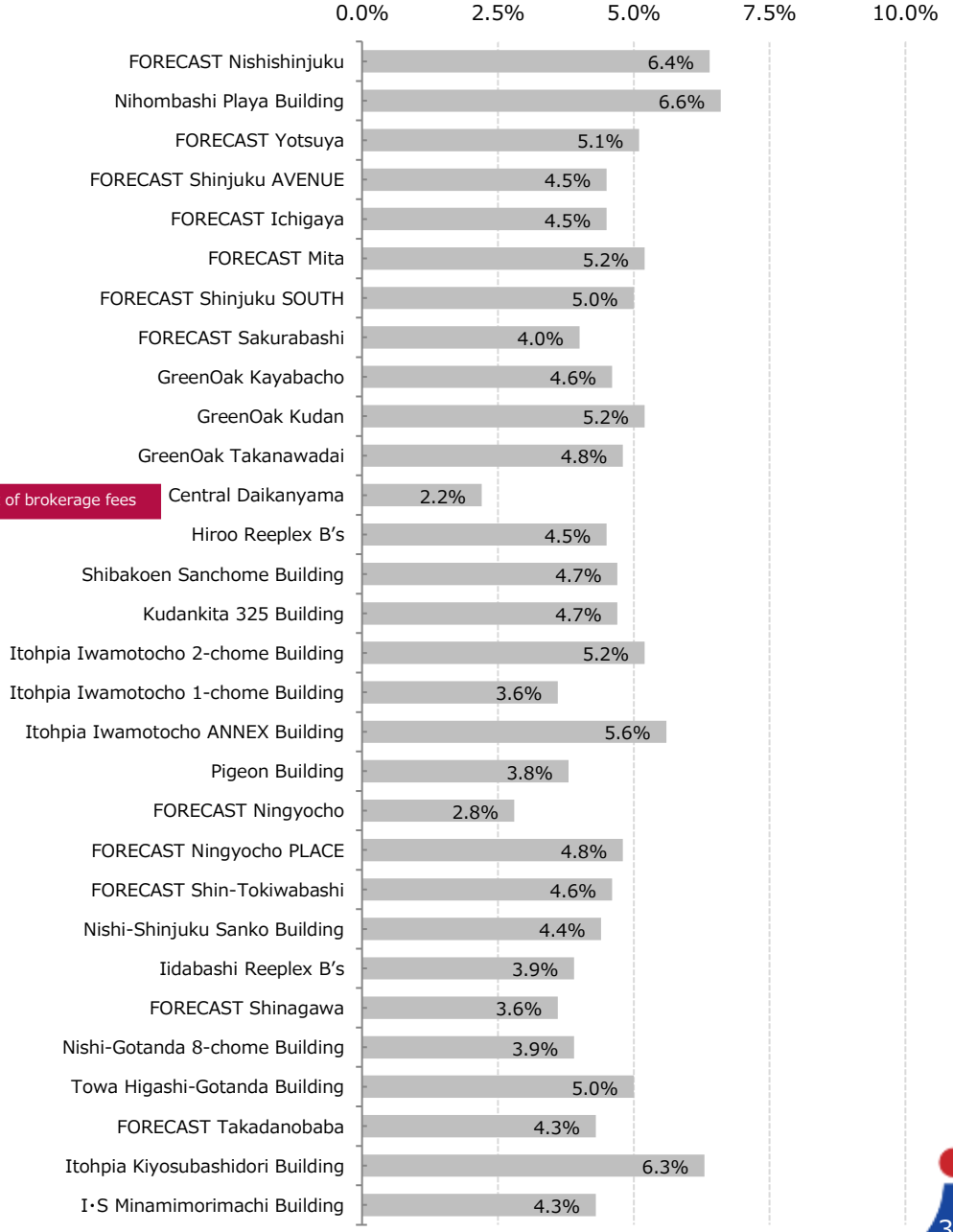
■Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 24th Period)



■Actual NOI Yield (after depreciation)

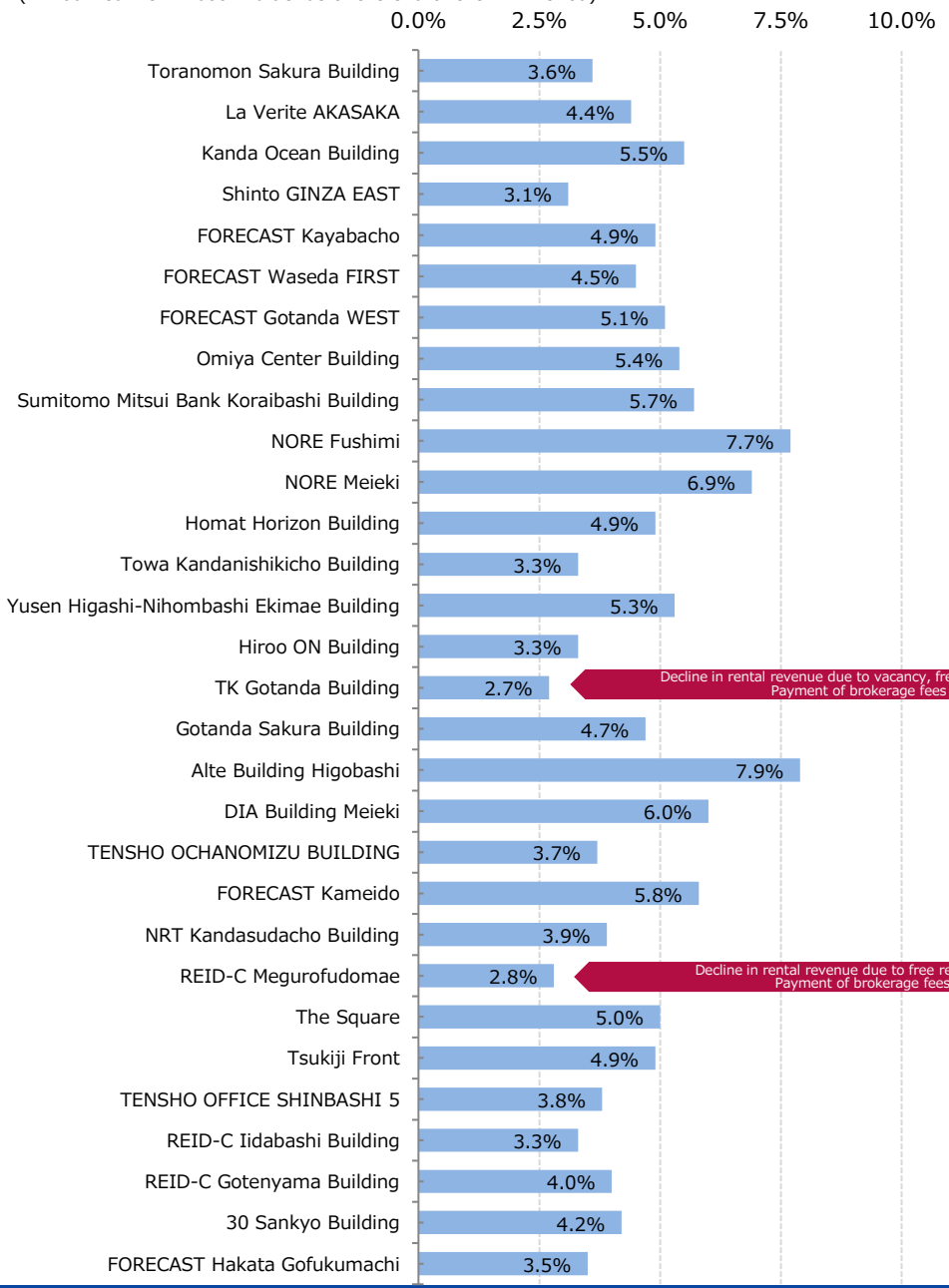
(Annualized NOI after depreciation ÷ book value as of the end of the 24th Period)



Property NOI Yield (2/4)

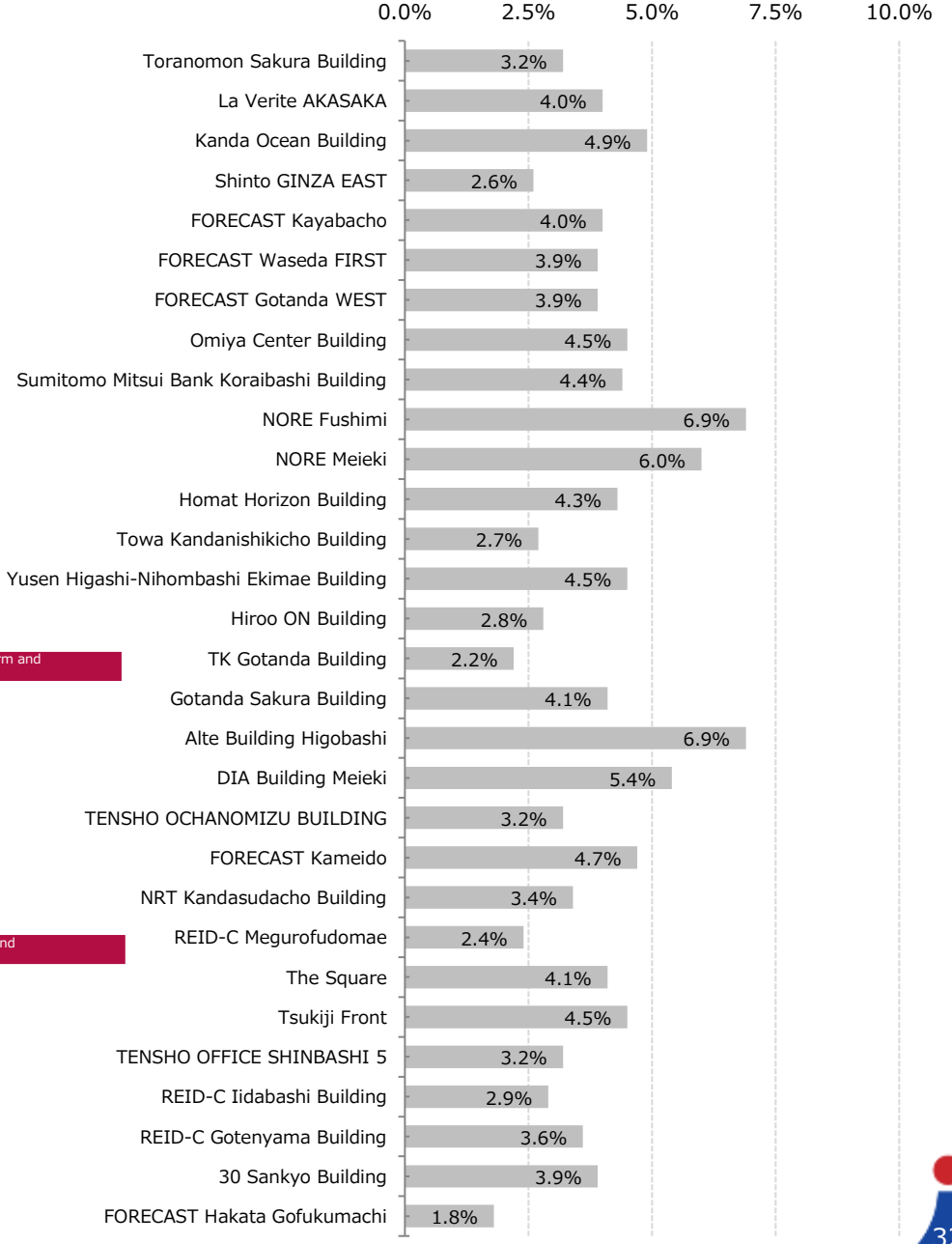
■Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 24th Period)



■Actual NOI Yield (after depreciation)

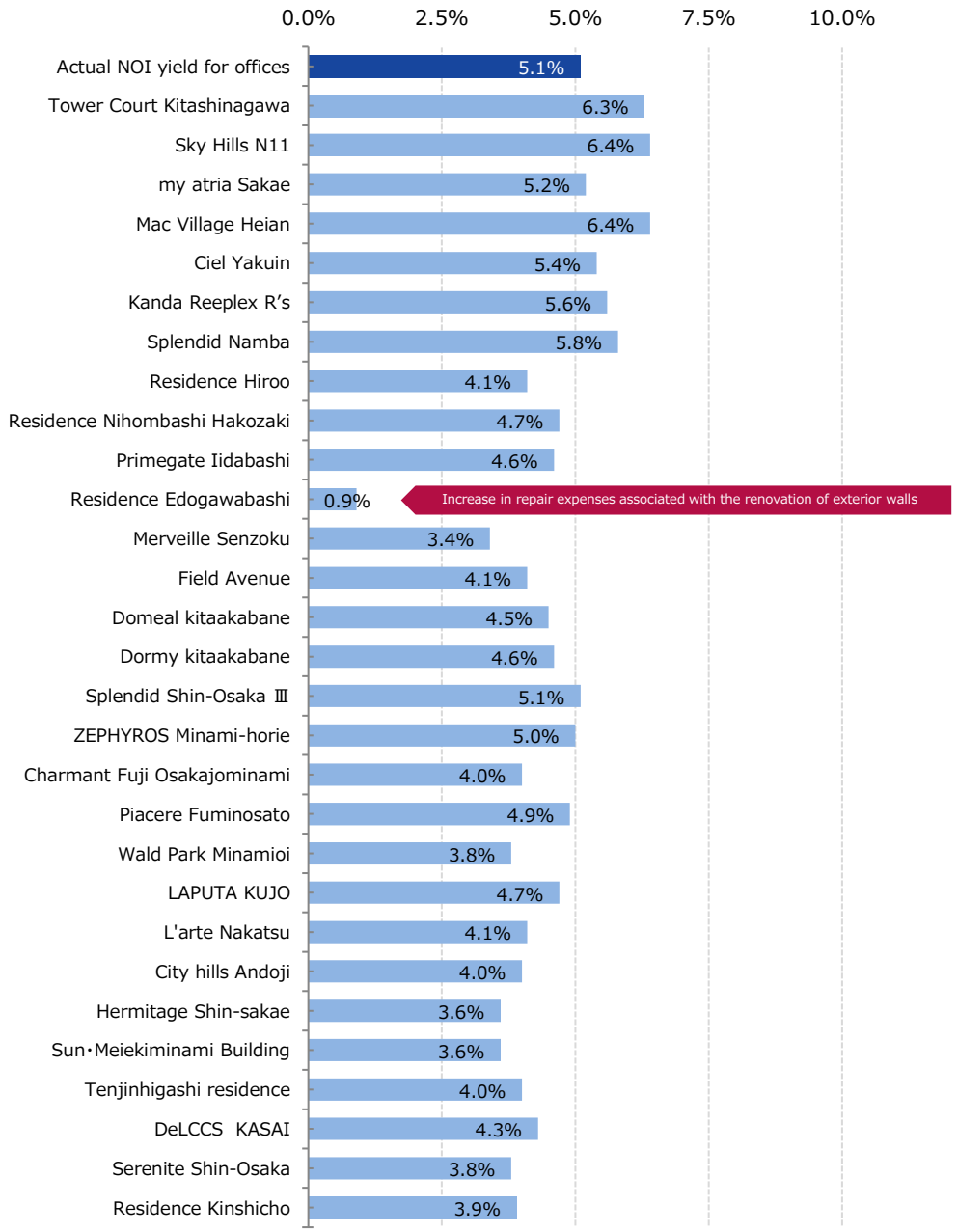
(Annualized NOI after depreciation ÷ book value as of the end of the 24th Period)



Property NOI Yield (3/4)

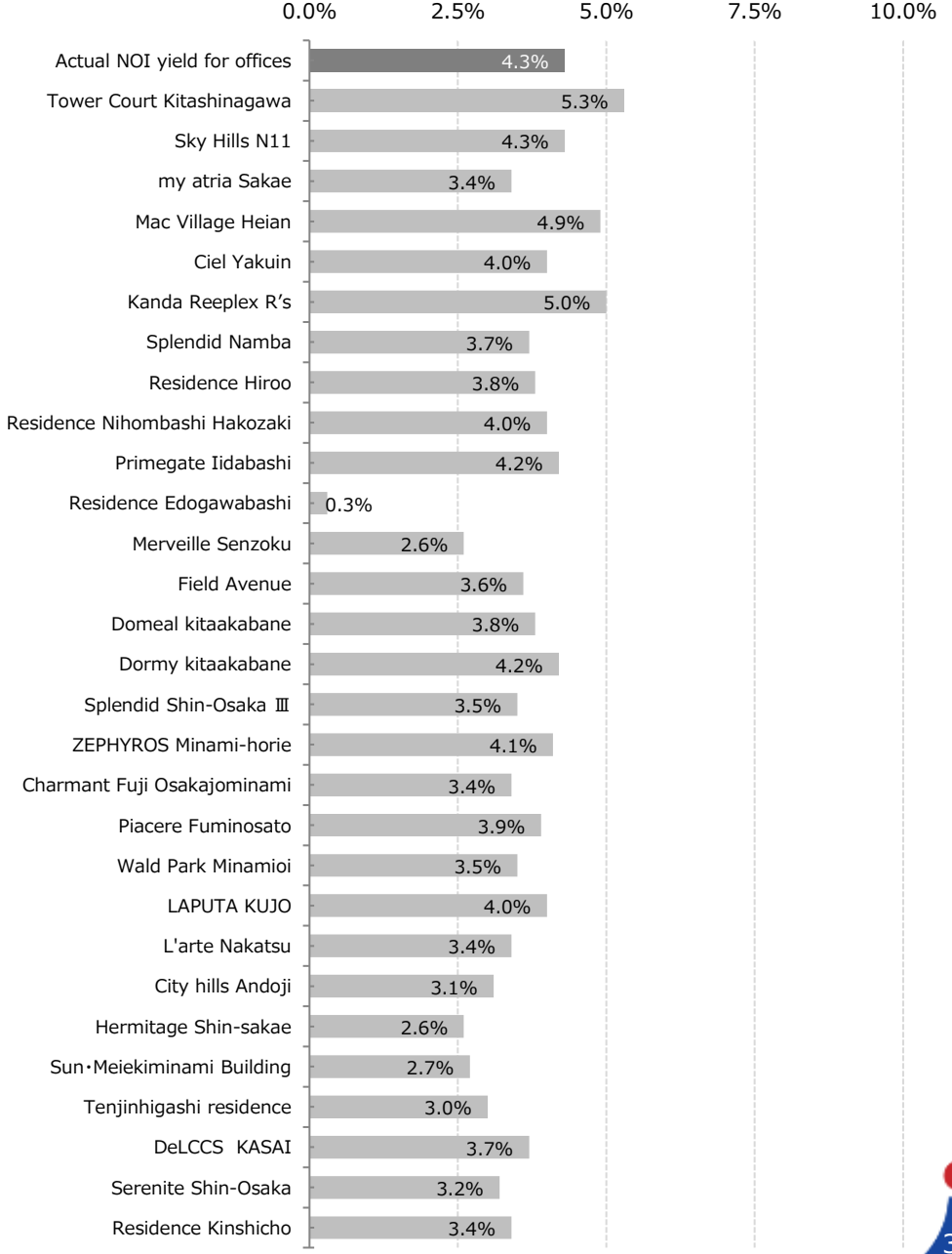
■Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 24th period)



■ Actual NOI Yield (after depreciation)

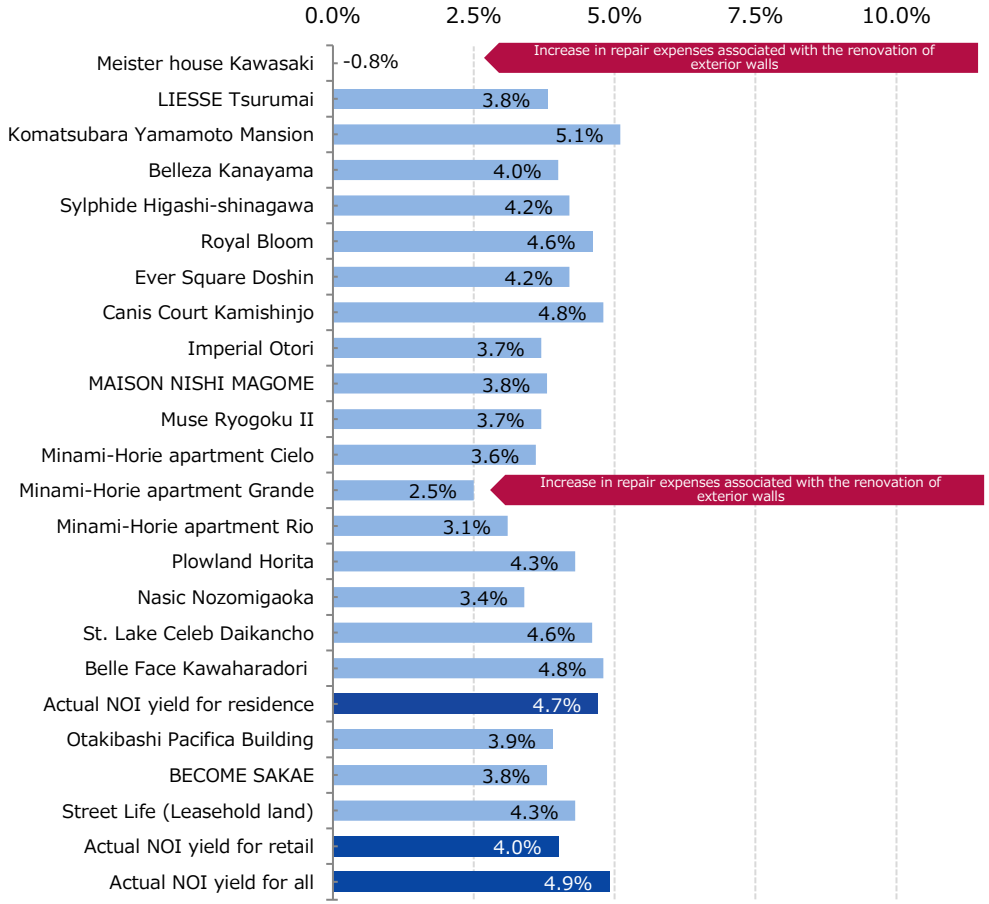
(Annualized NOI after depreciation ÷ book value as of the end of the 24th Period)



Property NOI Yield (4/4)

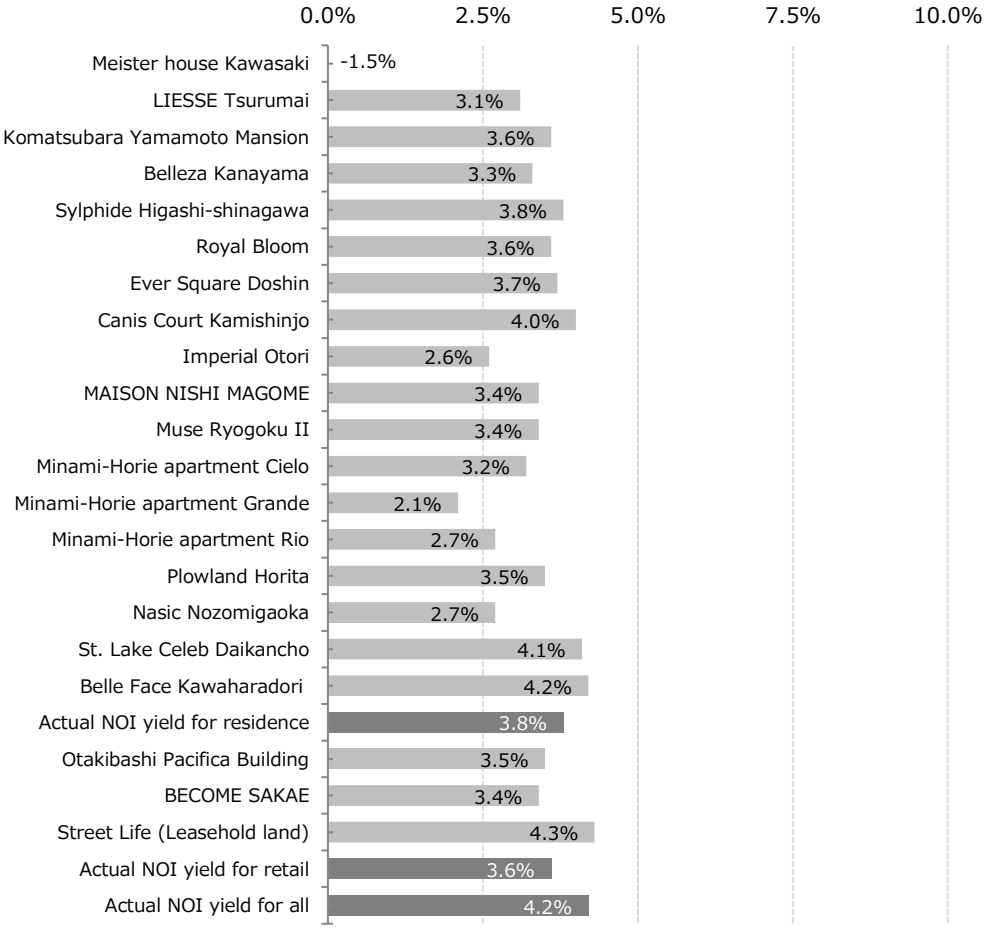
■Actual NOI Yield

(Annualized NOI ÷ book value as of the end of the 24th Period)



■Actual NOI Yield (after depreciation)

(Annualized NOI after depreciation ÷ book value as of the end of the 24th Period)



Appraisal Value Summary

◆Appraisal valuation by sector

	23rd Period (Dec. 2023)			24th Period (Jun. 2024)		
	Number of Properties	Appraisal Value (¥ mm)	Unrealized gains (¥ mm)	Number of Properties	Appraisal Value (¥ mm)	Unrealized gains (¥ mm)
Office	61	231,710	48,981	60	230,760	49,466
Residential	47	82,424	15,725	47	83,294	16,059
Retail	2	8,350	339	3	10,370	344
Total	**110**	**322,484**	**65,045**	**110**	**324,424**	**65,915**

◆Period-to-period analysis(1)

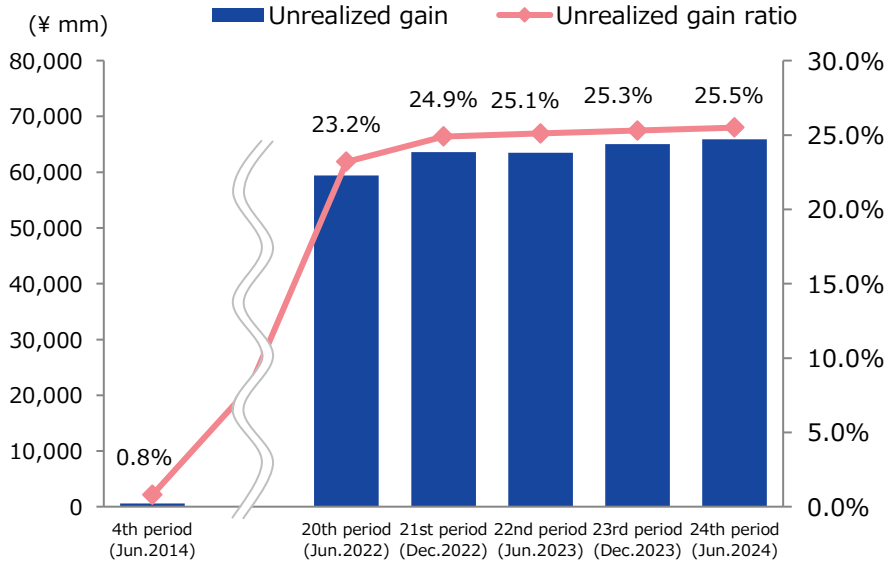
(Number of Properties)

Appraisal CAP	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Decrease	28	35
Flat	76	69
Increase	0	5

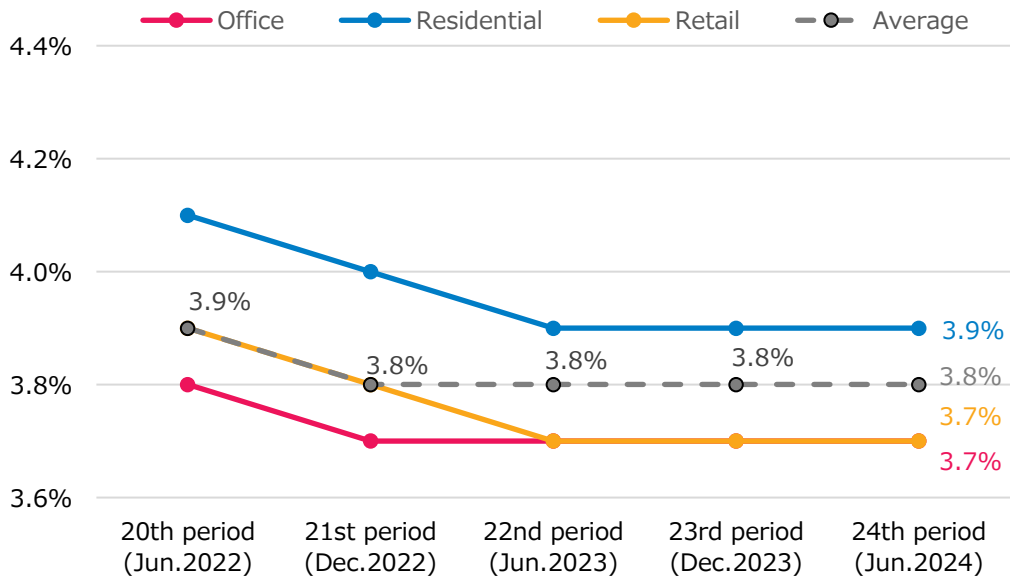
Appraisal Value	23rd Period (Dec. 2023)	24th Period (Jun. 2024)
Increase	37	49
Flat	59	38
Decrease	8	23

*"Appraisal CAP" refers to the capitalization rate by the direct capitalization.

◆Amount of change in unrealized gain and rate of change in unrealized gain



◆Trends in average appraisal CAP by application



Portfolio Appraisal Value (1/4)

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 24th Period (a) (¥ mm)	Unrealized Gains End of 24th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitaliza-tion	Discount Cash Flow		Appraisal NOI Yield (1)	Major Appraisal Value Changing Factor (2)		
					End of 23rd Period (¥ mm)	End of 24th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 24th Period						
Office														
A-1	FORECAST Nishishinjuku	2,260	2,039	1,250	3,310	3,290	(20)	3.6%	3.2%	3.8%	5.5%			○
A-2	Nihombashi Playa Building (Note)	1,065	955	324	2,520	1,280	(1,240)	4.1%	3.9%	4.2%	5.2%	○		
A-3	FORECAST Yotsuya	1,430	1,376	683	2,060	2,060	0	3.6%	3.4%	3.7%	5.4%			
A-4	FORECAST Shinjuku AVENUE	6,500	6,044	2,485	8,530	8,530	0	3.2%	3.0%	3.3%	4.4%			
A-5	FORECAST Ichigaya	4,800	4,210	2,589	6,800	6,800	0	3.3%	3.1%	3.4%	4.9%			
A-6	FORECAST Mita	1,800	1,680	849	2,530	2,530	0	3.5%	3.3%	3.6%	5.1%			
A-7	FORECAST Shinjuku SOUTH	13,990	14,435	3,364	18,400	17,800	(600)	3.3%	3.0%	3.5%	4.4%			○
A-8	FORECAST Sakurabashi	5,760	6,162	1,057	7,040	7,220	180	3.8%	3.6%	3.9%	5.1%	○		
A-9	GreenOak Kayabacho	2,860	2,938	851	3,680	3,790	110	3.5%	3.3%	3.6%	5.0%	○		
A-10	GreenOak Kudan	2,780	2,900	839	3,730	3,740	10	3.5%	3.3%	3.6%	5.0%		○	
A-11	GreenOak Takanawadai	2,260	2,060	929	2,990	2,990	0	3.8%	3.6%	3.9%	5.2%			
A-14	Central Daikanyama	3,510	3,676	93	3,780	3,770	(10)	3.4%	3.2%	3.5%	3.8%			○
A-16	Hiroo Reeplex B's	2,827	2,849	700	3,560	3,550	(10)	3.6%	3.4%	3.7%	4.6%			○
A-17	Shibakoen Sanchome Building	7,396	7,300	2,999	10,300	10,300	0	3.4%	3.2%	3.6%	4.9%			
A-19	Kudankita 325 Building	1,850	1,961	448	2,410	2,410	0	3.4%	3.2%	3.5%	4.6%			
A-21	Itohpia Iwamotocho 2-chome Building	2,810	2,866	963	3,620	3,830	210	3.7%	3.5%	3.8%	5.2%		○	
A-22	Itohpia Iwamotocho 1-chome Building	2,640	2,701	588	3,240	3,290	50	3.7%	3.5%	3.8%	4.8%	○		
A-23	Itohpia Iwamotocho ANNEX Building	2,100	2,180	879	2,810	3,060	250	3.7%	3.5%	3.8%	5.6%		○	
A-24	Pigeon Building	2,837	2,936	373	3,140	3,310	170	3.9%	3.7%	4.0%	4.8%			○
A-25	FORECAST Ningyocho	2,070	2,168	211	2,280	2,380	100	3.6%	3.4%	3.7%	4.3%	○		
A-26	FORECAST Ningyocho PLACE	1,650	1,688	511	2,160	2,200	40	3.7%	3.5%	3.8%	5.2%	○		
A-27	FORECAST Shin-Tokiwabashi	2,030	2,101	318	2,440	2,420	(20)	3.8%	3.6%	3.9%	4.7%			○
A-28	Nishi-Shinjuku Sanko Building	2,207	2,362	437	2,820	2,800	(20)	3.8%	3.6%	3.9%	5.1%			○
A-29	Iidabashi Reeplex B's	1,249	1,277	372	1,640	1,650	10	3.4%	3.2%	3.5%	4.7%		○	
A-30	FORECAST Shinagawa	2,300	2,383	(63)	2,340	2,320	(20)	3.7%	3.5%	3.8%	4.0%			○
A-31	Nishi-Gotanda 8-chome Building	2,210	2,252	367	2,710	2,620	(90)	3.8%	3.6%	3.9%	4.9%			○
A-32	Towa Higashi-Gotanda Building	2,033	2,032	457	2,530	2,490	(40)	3.7%	3.5%	3.8%	5.0%			○
A-33	FORECAST Takadanobaba	5,550	5,763	1,006	6,760	6,770	10	4.0%	3.8%	4.1%	5.0%		○	

(Note) On June 28, 2024, A-2 Nihombashi Playa Building transferred 50% of the co-ownership interest.

Portfolio Appraisal Value (2/4)

NIPPON REIT Investment Corporation

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 24th Period (a) (¥ mm)	Unrealized Gains End of 24th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitaliza-tion	Discount Cash Flow		Appraisal NOI Yield (1)	Major Appraisal Value Changing Factor (2)		
					End of 23rd Period (¥ mm)	End of 24th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 24th Period						
A-39	Itohpia Kiyosubashidori Building	1,550	1,653	496	2,160	2,150	(10)	4.1%	3.9%	4.3%	6.1%			○
A-41	I・S Minamimorimachi Building	2,258	2,297	662	3,010	2,960	(50)	4.0%	3.8%	4.1%	5.6%			○
A-45	Toranomon Sakura Building	4,120	4,281	328	4,560	4,610	50	3.1%	2.9%	3.2%	3.6%		○	
A-46	La Verite AKASAKA	2,000	2,111	518	2,630	2,630	0	3.3%	3.1%	3.4%	4.5%			
A-47	Kanda Ocean Building	1,440	1,468	461	1,930	1,930	0	3.6%	3.4%	3.7%	5.2%			
A-48	Shinto GINZA EAST	1,352	1,348	101	1,450	1,450	0	3.5%	3.3%	3.6%	4.0%			
A-49	FORECAST Kayabacho	3,000	3,153	376	3,430	3,530	100	3.7%	3.5%	3.8%	4.6%	○		
A-50	FORECAST Waseda FIRST	4,775	4,738	721	5,310	5,460	150	3.5%	3.3%	3.6%	4.2%	○		
A-51	FORECAST Gotanda WEST	6,520	7,496	823	8,360	8,320	(40)	3.8%	3.6%	4.0%	5.1%			○
A-52	Omiya Center Building	15,585	15,553	10,446	25,300	26,000	700	3.7%	3.5%	3.8%	6.3%		○	○
A-53	Sumitomo Mitsui Bank Koraibashi Building	2,850	2,880	879	3,730	3,760	30	3.9%	3.7%	4.1%	5.5%			○
A-54	NORE Fushimi	2,840	2,579	1,940	4,520	4,520	0	3.8%	3.6%	3.9%	6.3%			
A-55	NORE Meieki	2,520	2,404	1,835	4,230	4,240	10	3.9%	3.7%	4.0%	6.8%		○	
A-56	Homat Horizon Building	6,705	6,640	1,769	8,410	8,410	0	3.3%	3.1%	3.4%	4.3%			
A-58	Towa Kandanishikicho Building	960	987	32	1,020	1,020	0	4.1%	3.3%	4.3%	4.6%			
A-59	Yusen Higashi-Nihombashi Ekimae Building	1,152	1,202	197	1,400	1,400	0	3.9%	3.7%	4.0%	5.0%			
A-60	Hiroo ON Building	2,392	2,442	467	2,850	2,910	60	3.7%	3.5%	3.8%	4.8%		○	
A-61	TK Gotanda Building	4,130	4,432	(112)	4,320	4,320	0	3.5%	3.3%	3.6%	3.8%			
A-62	Gotanda Sakura Building	1,460	1,496	93	1,640	1,590	(50)	4.0%	3.4%	4.1%	4.6%			○
A-64	Alte Building Higobashi	1,453	1,471	578	2,050	2,050	0	4.3%	4.1%	4.5%	7.2%			
A-65	DIA Building Meieki	1,167	1,175	84	1,270	1,260	(10)	4.4%	4.2%	4.6%	5.5%			○
A-66	TENSHO OCHANOMIZU BUILDING	1,800	1,826	73	1,900	1,900	0	3.5%	3.3%	3.6%	3.8%			
A-67	FORECAST Kameido	2,580	2,567	382	2,870	2,950	80	3.9%	3.7%	4.0%	4.7%	○		
A-68	NRT Kandasudacho Building	1,311	1,407	2	1,410	1,410	0	3.4%	3.2%	3.5%	3.8%			
A-69	REID-C Megurofudomae	1,220	1,230	39	1,270	1,270	0	4.1%	3.9%	4.2%	4.4%			
A-70	The Square	1,080	1,132	7	1,140	1,140	0	4.4%	4.2%	4.6%	5.1%			
A-71	Tsukiji Front	825	845	254	1,070	1,100	30	3.8%	3.5%	3.8%	5.1%		○	
A-73	TENSHO OFFICE SHINBASHI 5	1,200	1,196	73	1,270	1,270	0	3.5%	3.3%	3.6%	3.8%			
A-74	REID-C Iidabashi Building	1,195	1,227	(27)	1,240	1,200	(40)	3.5%	3.3%	3.6%	3.7%		○	
A-75	REID-C Gotenyama Building	1,040	1,077	(7)	1,070	1,070	0	3.7%	3.5%	3.8%	4.3%			

Portfolio Appraisal Value (3/4)

NIPPON REIT Investment Corporation

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 24th Period (a) (¥ mm)	Unrealized Gains End of 24th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitaliza-tion	Discount Cash Flow		Appraisal NOI Yield (1)	Major Appraisal Value Changing Factor (2)		
					End of 23rd Period (¥ mm)	End of 24th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 24th Period						
A-76	30 Sankyo Building	1,840	1,870	39	-	1,910	1,910	3.5%	3.3%	3.6%	3.8%			
A-77	FORECAST Hakata Gofukumachi	1,750	1,761	58	-	1,820	1,820	3.7%	3.5%	3.8%	4.0%			
	Subtotal office properties	**178,848**	**181,269**	**49,490**	**226,950**	**230,760**	**3,810**				**4.8%**			
Residential														
B-01	Tower Court Kitashinagawa	11,880	10,373	7,826	18,300	18,200	(100)	3.5%	3.3%	3.6%	5.6%	○		
B-02	Sky Hills N11	1,570	1,549	410	1,960	1,960	0	4.6%	4.4%	4.7%	6.5%			
B-04	my atria Sakae	1,110	919	290	1,280	1,210	(70)	4.1%	3.9%	4.2%	4.8%			○
B-05	Mac Village Heian	785	669	325	995	995	0	4.2%	4.0%	4.3%	5.8%			
B-07	Ciel Yakuin	640	594	205	800	800	0	3.8%	3.6%	3.9%	5.2%			
B-08	Kanda Reeplex R's	1,813	1,722	687	2,410	2,410	0	3.4%	3.1%	3.5%	4.7%			
B-09	Splendid Namba	3,502	3,033	1,146	4,120	4,180	60	4.0%	3.8%	4.2%	5.0%	○		
B-10	Residential Hiroo	2,590	2,596	403	3,080	3,000	(80)	3.3%	3.1%	3.5%	4.0%	○		
B-11	Residential Nihombashi Hakozaki	1,300	1,409	390	1,800	1,800	0	3.7%	3.2%	3.5%	5.3%			
B-12	Primegate Iidabashi	5,200	5,227	1,192	6,380	6,420	40	3.3%	3.0%	3.4%	4.3%		○	
B-13	Residential Edogawabashi	1,230	1,231	148	1,350	1,380	30	3.7%	3.5%	3.9%	4.4%	○		
B-14	Merveille Senzoku	740	758	43	781	802	21	3.7%	3.5%	3.9%	4.3%	○		
B-15	Field Avenue	3,110	3,089	330	3,510	3,420	(90)	3.5%	3.3%	3.6%	4.0%	○		
B-16	Domeal kitaakabane	785	787	82	870	870	0	3.8%	3.6%	3.9%	4.5%			
B-17	Dormy kitaakabane	986	982	117	1,100	1,100	0	3.9%	3.7%	4.0%	4.6%			
B-18	Splendid Shin-Osaka Ⅲ	2,428	2,256	643	2,890	2,900	10	3.9%	3.7%	4.1%	4.8%			○
B-19	ZEPHYROS Minami-horie	1,608	1,611	268	1,880	1,880	0	3.8%	3.6%	4.0%	4.8%			
B-20	Charmant Fuji Osakajominami	905	891	56	967	948	(19)	3.9%	3.7%	4.1%	4.4%	○		
B-21	Piacere Fuminosato	571	553	65	619	619	0	4.1%	3.9%	4.3%	5.0%			
B-22	Wald Park Minamioi	715	749	0	750	750	0	3.5%	3.3%	3.7%	4.0%			
B-23	LAPUTA KUJO	1,480	1,639	(38)	1,601	1,601	0	3.9%	3.7%	4.1%	4.7%			
B-25	L'arte Nakatsu	565	600	40	631	641	10	3.8%	3.6%	4.0%	4.6%	○		
B-26	City hills Andoji	1,750	1,825	104	1,870	1,930	60	3.7%	3.5%	3.9%	4.3%	○		
B-27	Hermitage Shin-sakae	1,150	1,203	106	1,280	1,310	30	3.9%	3.7%	4.1%	4.9%	○		
B-28	Sun･Meiekiminami Building	950	959	100	1,050	1,060	10	3.9%	3.7%	4.1%	4.6%			○

Portfolio Appraisal Value (4/4)

NIPPON REIT Investment Corporation

No	Property Name	Acquisition Price (¥ mm)	Book Value End of 24th Period (a) (¥ mm)	Unrealized Gains End of 24th Period (b-a) (¥ mm)	Appraisal Value			Direct Capitaliza-tion	Discount Cash Flow		Appraisal NOI Yield (1)	Major Appraisal Value Changing Factor (2)		
					End of 23rd Period (¥ mm)	End of 24th Period (b) (¥ mm)	Variance (¥ mm)	CAP Rate	Discount Rate	Terminal Rate		CR	Income	Expense
								End of 24th Period						
B-29	Tenjinhigashi Residential	913	970	28	973	999	26	3.9%	3.7%	4.1%	4.6%	○		
B-30	DeLCCS KASAI	1,320	1,427	62	1,470	1,490	20	3.7%	3.5%	3.9%	4.5%		○	
B-31	Serenite Shin-Osaka	1,148	1,167	32	1,200	1,200	0	3.7%	3.5%	3.9%	4.1%			
B-33	Residential Kinshicho	700	720	66	766	787	21	3.6%	3.4%	3.8%	4.3%	○		
B-34	Meister house Kawasaki	709	740	54	793	795	2	3.7%	3.5%	3.9%	4.4%		○	
B-35	LIESSE Tsurumai	1,082	1,114	165	1,250	1,280	30	4.0%	3.8%	4.2%	4.9%	○		
B-36	Komatsubara Yamamoto Mansion	670	716	(34)	706	682	(24)	5.1%	4.9%	5.3%	5.7%		○	
B-37	Belleza Kanayama	702	739	40	780	780	0	3.9%	3.7%	4.1%	4.7%			
B-38	Sylphide Higashi-shinagawa	961	990	59	1,050	1,050	0	3.5%	3.3%	3.6%	4.0%			
B-39	Royal Bloom	1,100	1,103	176	1,270	1,280	10	3.9%	3.7%	4.0%	4.6%		○	
B-40	Ever Square Doshin	609	629	(5)	615	624	9	3.9%	3.7%	4.1%	4.2%	○		
B-42	Canis Court Kamishinjo	1,359	1,402	27	1,400	1,430	30	4.1%	3.9%	4.3%	4.8%	○		
B-43	Imperial Otori	845	867	10	875	878	3	3.9%	3.7%	4.1%	4.4%		○	
B-44	MAISON NISHI MAGOME	791	813	50	840	864	24	3.7%	3.5%	3.9%	4.4%	○		
B-45	Muse Ryogoku II	630	649	76	707	726	19	3.7%	3.5%	3.9%	4.5%	○		
B-46	Minami-Horie apartment Cielo	805	830	86	902	917	15	3.8%	3.6%	4.0%	4.6%	○		
B-47	Minami-Horie apartment Grande	770	794	30	809	825	16	3.8%	3.6%	4.0%	4.3%	○		
B-48	Minami-Horie apartment Rio	250	259	19	276	279	3	3.8%	3.6%	4.0%	4.5%	○		
B-49	Plowland Horita	1,375	1,429	60	1,450	1,490	40	4.2%	4.0%	4.4%	5.0%	○		
B-50	Nasic Nozomigaoka	695	721	44	761	766	5	4.2%	4.0%	4.4%	5.1%	○		
B-51	St. Lake Celeb Daikancho	962	995	64	-	1,060	1,060	3.9%	3.7%	4.1%	4.6%			
B-52	Belle Face Kawaharadori	860	893	12	-	906	906	4.2%	4.0%	4.4%	4.8%			
	Subtotal residential properties	**68,620**	**67,213**	**16,080**	**81,167**	**83,294**	**2,127**				**4.7%**			
Retail														
C-01	Otakibashi Pacifica Building	3,350	3,320	109	3,460	3,430	(30)	3.5%	3.3%	3.6%	3.7%			○
C-03	BECOME SAKAE	4,770	4,674	215	4,890	4,890	0	3.9%	3.7%	4.1%	4.1%			
C-04	Street Life (Leasehold land)	1,990	2,029	20	-	2,050	2,050	-	4.2%	-	-			
	Subtotal retail properties	**10,110**	**10,025**	**344**	**8,350**	**10,370**	**2,020**				**3.9%**			
	Total	**257,579**	**258,508**	**65,915**	**316,467**	**324,424**	**7,957**				**4.8%**			

Portfolio Summary (as of the end of the 24th Period) (1/4)

NIPPON REIT Investment Corporation

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
Office									
A-1	FORECAST Nishishinjuku	Shinjuku Ward, Tokyo	Feb. 2009	2,260	0.9%	1,945.68	16	100.0%	2.7%
A-2	Nihombashi Playa Building	Chuo Ward, Tokyo	Feb. 2009	1,065	0.4%	2,490.08	2	100.0%	3.7%
A-3	FORECAST Yotsuya	Shinjuku Ward, Tokyo	Jan. 2009	1,430	0.6%	1,678.15	11	89.7%	3.6%
A-4	FORECAST Shinjuku AVENUE	Shinjuku Ward, Tokyo	Sep. 2008	6,500	2.5%	4,337.15	7	100.0%	2.1%
A-5	FORECAST Ichigaya	Shinjuku Ward, Tokyo	Aug. 2009	4,800	1.9%	3,844.66	22	100.0%	2.9%
A-6	FORECAST Mita	Minato Ward, Tokyo	Sep. 2009	1,800	0.7%	1,786.81	5	100.0%	2.9%
A-7	FORECAST Shinjuku SOUTH	Shinjuku Ward, Tokyo	Nov. 1980	13,990	5.4%	13,875.01	18	100.0%	7.0%
A-8	FORECAST Sakurabashi	Chuo Ward, Tokyo	Apr. 1985	5,760	2.2%	6,566.76	5	100.0%	4.2%
A-9	GreenOak Kayabacho	Chuo Ward, Tokyo	Mar. 1990	2,860	1.1%	2,995.35	8	100.0%	2.6%
A-10	GreenOak Kudan	Chiyoda Ward, Tokyo	Dec. 1987	2,780	1.1%	2,595.04	6	100.0%	5.1%
A-11	GreenOak Takanawadai	Minato Ward, Tokyo	Jan. 2010	2,260	0.9%	2,621.74	10	100.0%	3.6%
A-14	Central Daikanyama	Shibuya Ward, Tokyo	Aug. 1991	3,510	1.4%	1,899.30	7	81.9%	7.1%
A-16	Hiroo Reeplex B's	Minato Ward, Tokyo	May. 1987	2,827	1.1%	1,500.85	7	100.0%	4.4%
A-17	Shibakoen Sanchome Building	Minato Ward, Tokyo	Jun. 1981	7,396	2.9%	7,882.60	4	100.0%	11.3%
A-19	Kudankita 325 Building	Chiyoda Ward, Tokyo	Aug. 1987	1,850	0.7%	2,003.60	7	100.0%	4.5%
A-21	Itohpia Iwamotocho 2-chome Building	Chiyoda Ward, Tokyo	Feb. 1991	2,810	1.1%	3,447.16	8	100.0%	4.1%
A-22	Itohpia Iwamotocho 1-chome Building	Chiyoda Ward, Tokyo	Jan. 1991	2,640	1.0%	3,056.56	9	100.0%	9.0%
A-23	Itohpia Iwamotocho ANNEX Building	Chiyoda Ward, Tokyo	Nov. 1991	2,100	0.8%	3,064.20	7	100.0%	4.1%
A-24	Pigeon Building	Chuo Ward, Tokyo	Aug. 1989	2,837	1.1%	3,022.25	1	100.0%	5.6%
A-25	FORECAST Ningyocho	Chuo Ward, Tokyo	Nov. 1990	2,070	0.8%	2,277.62	6	100.0%	11.1%
A-26	FORECAST Ningyocho PLACE	Chuo Ward, Tokyo	Feb. 1984	1,650	0.6%	1,867.95	8	100.0%	7.1%
A-27	FORECAST Shin-Tokiwabashi	Chuo Ward, Tokyo	Aug. 1991	2,030	0.8%	1,822.33	9	100.0%	4.1%
A-28	Nishi-Shinjuku Sanko Building	Shinjuku Ward, Tokyo	Sep. 1987	2,207	0.9%	2,479.80	7	100.0%	12.7%
A-29	Iidabashi Reeplex B's	Shinjuku Ward, Tokyo	Jun. 1992	1,249	0.5%	1,401.68	7	100.0%	4.4%
A-30	FORECAST Shinagawa	Shinagawa Ward, Tokyo	Feb. 1989	2,300	0.9%	2,276.36	6	100.0%	11.6%
A-31	Nishi-Gotanda 8-chome Building	Shinagawa Ward, Tokyo	Dec. 1993	2,210	0.9%	3,052.31	8	88.2%	3.9%
A-32	Towa Higashi-Gotanda Building	Shinagawa Ward, Tokyo	Sep. 1985	2,033	0.8%	2,939.16	7	100.0%	5.1%
A-33	FORECAST Takadanobaba	Toshima Ward, Tokyo	Jan. 1986	5,550	2.2%	5,661.49	6	100.0%	12.4%
A-39	Itohpia Kiyosubashidori Building	Taito Ward, Tokyo	Mar. 1988	1,550	0.6%	2,651.27	7	100.0%	3.6%
A-41	I·S Minamimorimachi Building	Osaka, Osaka	Aug. 1993	2,258	0.9%	4,164.82	16	100.0%	9.6%

Portfolio Summary (as of the end of the 24th Period) (2/4)

NIPPON REIT Investment Corporation

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
A-45	Toranomon Sakura Building	Minato Ward, Tokyo	Jul. 1983	4,120	1.6%	3,049.79	12	97.6%	8.2%
A-46	La Verite AKASAKA	Minato Ward, Tokyo	Dec. 1986	2,000	0.8%	1,719.75	6	100.0%	4.5%
A-47	Kanda Ocean Building	Chiyoda Ward, Tokyo	Jan. 1990	1,440	0.6%	1,484.53	22	100.0%	9.3%
A-48	Shinto GINZA EAST	Chuo Ward, Tokyo	Sep. 1990	1,352	0.5%	1,222.36	8	100.0%	5.3%
A-49	FORECAST Kayabacho	Chuo Ward, Tokyo	Jan. 1990	3,000	1.2%	3,882.59	14	100.0%	5.2%
A-50	FORECAST Waseda FIRST	Shinjyuku Ward, Tokyo	Jul. 1986	4,775	1.9%	4,340.66	7	100.0%	3.5%
A-51	FORECAST Gotanda WEST	Shinagawa Ward, Tokyo	Sep. 1989	6,520	2.5%	8,967.07	11	100.0%	2.3%
A-52	Omiya Center Building	Saitama, Saitama	Mar. 1993	15,585	6.1%	14,513.36	33	100.0%	2.0%
A-53	Sumitomo Mitsui Bank Koraibashi Building	Osaka, Osaka	Mar. 1994	2,850	1.1%	5,106.77	25	84.9%	7.6%
A-54	NORE Fushimi	Nagoya, Aichi	Nov. 2006	2,840	1.1%	3,890.74	8	96.9%	4.5%
A-55	NORE Meieki	Nagoya, Aichi	Jan. 2007	2,520	1.0%	4,280.75	16	94.4%	4.2%
A-56	Homat Horizon Building	Chiyoda Ward, Tokyo	Aug. 1987	6,705	2.6%	6,077.01	9	100.0%	7.2%
A-58	Towa Kandanishikicho Building	Chiyoda ward, Tokyo	Aug. 1992	960	0.4%	1,324.07	6	100.0%	5.6%
A-59	Yusen Higashi-Nihombashi Ekimae Building	Chuo ward, Tokyo	Feb. 2001	1,152	0.4%	1,631.09	8	100.0%	9.0%
A-60	Hiroo ON Building	Shibuya ward, Tokyo	Mar. 1995	2,392	0.9%	2,248.59	6	87.6%	3.1%
A-61	TK Gotanda Building	Shinagawa ward, Tokyo	Jun. 1989	4,130	1.6%	3,716.38	10	100.0%	3.7%
A-62	Gotanda Sakura Building	Shinagawa ward, Tokyo	Nov. 1993	1,460	0.6%	1,502.61	10	100.0%	4.8%
A-64	Alte Building Higobashi	Osaka, Osaka	Jun. 1993	1,453	0.6%	3,482.92	10	100.0%	7.2%
A-65	DIA Building Meieki	Nagoya, Aichi	Dec. 1991	1,167	0.5%	1,781.72	10	100.0%	3.4%
A-66	TENSHO OCHANOMIZU BUILDING	Chiyoda Ward, Tokyo	Nov. 2018	1,800	0.7%	1,252.89	1	100.0%	4.6%
A-67	FORECAST Kameido	Koto Ward, Tokyo	Sep. 2010	2,580	1.0%	3,091.51	7	100.0%	3.3%
A-68	NRT Kandasudacho Building	Chiyoda Ward, Tokyo	Mar. 1993	1,311	0.5%	1,154.16	9	100.0%	4.4%
A-69	REID-C Megurofudomae	Shinagawa ward, Tokyo	Oct. 1996	1,220	0.5%	921.32	4	85.7%	3.5%
A-70	The Square	Nagoya, Aichi	Jun. 2003	1,080	0.4%	1,520.69	18	100.0%	3.5%
A-71	Tsukiji Front	Chuo Ward, Tokyo	Aug. 1991	825	0.3%	689.53	7	100.0%	5.7%
A-73	TENSHO OFFICE SHINBASHI 5	Minato Ward, Tokyo	Sep. 2018	1,200	0.5%	828.19	1	100.0%	3.5%
A-74	REID-C Iidabashi Building	Chiyoda Ward, Tokyo	Apr. 1988	1,195	0.5%	811.46	8	100.0%	3.6%
A-75	REID-C Gotenyama Building	Shinagawa Ward, Tokyo	Jan. 1989	1,040	0.4%	1,086.11	4	100.0%	11.4%
A-76	30 Sankyo Building	Shinjuku Ward, Tokyo	Jan. 1991	1,840	0.7%	1,631.67	6	100.0%	2.7%
A-77	FORECAST Hakata Gofukumachi	Fukuoka, Fukuoka	Jul. 2021	1,750	0.7%	1,501.83	9	82.6%	2.8%
	Subtotal office properties			178,848	69.4%	189,969.86	552	98.6%	

Portfolio Summary (as of the end of the 24th Period) (3/4)

NIPPON REIT Investment Corporation

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
Residential									
B-1	Tower Court Kitashinagawa	Shinagawa Ward, Tokyo	Feb. 2009	11,880	4.6%	16,913.29	274	98.7%	2.6%
B-2	Sky Hills N11	Sapporo, Hokkaido	Mar. 2001	1,570	0.6%	8,567.50	1	100.0%	1.3%
B-4	my atria Sakae	Nagoya, Aichi	Mar. 2007	1,110	0.4%	3,121.60	1	100.0%	4.1%
B-5	Mac Village Heian	Nagoya, Aichi	Sep. 2006	785	0.3%	2,250.00	1	100.0%	3.2%
B-7	Ciel Yakuin	Fukuoka, Fukuoka	Mar. 2005	640	0.2%	1,544.87	40	94.7%	5.4%
B-8	Kanda Reeplex R's	Chiyoda Ward, Tokyo	Jan. 2006	1,813	0.7%	2,180.93	41	100.0%	4.4%
B-9	Splendid Namba	Osaka, Osaka	Jan. 2015	3,502	1.4%	6,212.36	250	99.3%	6.2%
B-10	Residential Hiroo	Minato ward, Tokyo	Feb. 2004	2,590	1.0%	1,983.15	52	96.3%	3.0%
B-11	Residential Nihombashi Hakozaki	Chuo ward, Tokyo	Mar. 2002	1,300	0.5%	1,449.00	1	100.0%	7.8%
B-12	Primegate Iidabashi	Shinjuku ward, Tokyo	Mar. 1994	5,200	2.0%	6,044.17	65	93.9%	2.8%
B-13	Residential Edogawabashi	Shinjuku ward, Tokyo	Mar. 2000	1,230	0.5%	1,246.42	37	100.0%	3.5%
B-14	Merveille Senzoku	Ota ward, Tokyo	Sep. 2002	740	0.3%	834.72	28	100.0%	5.3%
B-15	Field Avenue	Ota ward, Tokyo	①Aug. 2000 ②Jul. 2016	3,110	1.2%	3,092.63	54	96.3%	①3.1% ②6.8% (1)
B-16	Domeal Kitaakabane	Kita ward, Tokyo	Mar. 2001	785	0.3%	1,697.11	1	100.0%	6.7%
B-17	Dormy Kitaakabane	Kita ward, Tokyo	Mar. 1997	986	0.4%	2,471.42	1	100.0%	6.5%
B-18	Splendid Shin-Osaka III	Osaka, Osaka	Feb. 2015	2,428	0.9%	4,299.12	153	99.4%	6.0%
B-19	ZEPHYROS Minami-horie	Osaka, Osaka	Mar. 2002	1,608	0.6%	2,826.73	71	98.9%	13.3%
B-20	Charmant Fuji Osakajominami	Osaka, Osaka	Apr. 2004	905	0.4%	1,512.00	63	100.0%	9.4%
B-21	Piacere Fuminosato	Osaka, Osaka	Feb. 1999	571	0.2%	1,374.08	42	96.0%	11.9%
B-22	Wald Park Minamioi	Shinagawa Ward, Tokyo	Feb. 2005	715	0.3%	750.12	29	100.0%	3.5%
B-23	LAPUTA KUJO	Osaka,Osaka	Mar. 1998	1,480	0.6%	3,359.38	62	100.0%	11.3%
B-25	L'arte Nakatsu	Osaka,Osaka	May. 2006	565	0.2%	916.86	27	96.3%	9.4%
B-26	City hills Andoji	Osaka,Osaka	Mar. 2008	1,750	0.7%	2,754.00	68	97.7%	7.6%
B-27	Hermitage Shin-sakae	Nagoya, Aichi	Apr. 2008	1,150	0.4%	2,638.61	44	82.2%	3.4%
B-28	Sun･Meiekiminami Building	Nagoya, Aichi	Jan. 2014	950	0.4%	1,747.10	64	91.4%	5.0%
B-29	Tenjinhigashi Residential	Fukuoka, Fukuoka	Aug. 2005	913	0.4%	1,909.60	76	98.7%	3.7%
B-30	Decks KASAI	Edogawa Ward, Tokyo	Jul. 1998	1,320	0.5%	2,308.59	29	97.3%	5.1%
B-31	Serenite Shin-Osaka	Osaka,Osaka	Mar. 2007	1,148	0.4%	1,854.02	65	95.3%	6.1%
B-33	Residential Kinshicho	Sumida ward, Tokyo	Oct. 2006	700	0.3%	813.51	26	100.0%	6.9%

Portfolio Summary (as of the end of the 24th Period) (4/4)

NIPPON REIT Investment Corporation

No.	Property Name	Location	Completion	Acquisition Price (¥mm)	Investment Ratio	Total Leasable Area (㎡)	Number of Tenants	Occupancy Rate	PML
B-34	Meister house Kawasaki	Kawasaki, Kanagawa	Feb. 2004	709	0.3%	891.60	35	100.0%	6.3%
B-35	LIESSE Tsurumai	Nagoya, Aichi	Mar. 2006	1,082	0.4%	2,192.91	77	87.4%	①4.5% (1) ②4.4%
B-36	Komatsubara Yamamoto Mansion	Kagoshima, Fukuoka	Jan. 2004	670	0.3%	2,671.99	92	92.3%	8.5%
B-37	Belleza Kanayama	Nagoya, Aichi	Sep. 2006	702	0.3%	1,263.13	42	86.6%	7.1%
B-38	Sylphide Higashi-shinagawa	Shinagawa Ward, Tokyo	Jun. 2003	961	0.4%	1,174.19	43	100.0%	8.9%
B-39	Royal Bloom	Saitama, Saitama	Mar. 2018	1,100	0.4%	1,236.61	35	100.0%	5.0%
B-40	Ever Square Doshin	Osaka, Osaka	Oct. 2001	609	0.2%	910.07	40	97.4%	7.7%
B-42	Canis Court Kamishinjo	Osaka, Osaka	Feb. 2002	1,359	0.5%	2,804.02	57	100.0%	5.6%
B-43	Imperial Otori	Sakai, Osaka	Oct. 2007	845	0.3%	2,363.88	27	89.9%	14.7%
B-44	MAISON NISHI MAGOME	Ota ward, Tokyo	Oct. 2006	791	0.3%	928.71	38	95.8%	8.7%
B-45	Muse Ryogoku II	Sumida ward, Tokyo	Nov. 2002	630	0.2%	850.51	34	100.0%	7.3%
B-46	Minami-Horie apartment Cielo	Osaka, Osaka	Feb. 2008	805	0.3%	1,420.12	39	100.0%	8.0%
B-47	Minami-Horie apartment Grande	Osaka, Osaka	Feb. 2008	770	0.3%	1,248.70	30	100.0%	10.7%
B-48	Minami-Horie apartment Rio	Osaka, Osaka	Feb. 2008	250	0.1%	474.60	10	100.0%	13.5%
B-49	Plowland Horita	Nagoya, Aichi	Aug. 2008	1,375	0.5%	3,564.00	99	91.7%	5.5%
B-50	Nasic Nozomigaoka	Nagoya, Aichi	Feb. 2006	695	0.3%	1,745.56	66	90.4%	2.9%
B-51	St. Lake Celeb Daikancho	Nagoya, Aichi	Feb. 2008	962	0.4%	1,835.34	65	98.7%	3.6%
B-52	Belle Face Kawaharadori	Nagoya, Aichi	May.2006	860	0.3%	1,874.89	67	97.4%	3.0%
	Subtotal residential properties			68,620	26.6%	118,123.72	2,562	97.1%	
Retail									
C-1	Otakibashi Pacifica Building	Shinjuku Ward, Tokyo	Oct. 2008	3,350	1.3%	1,383.31	10	100.0%	4.6%
C-3	BECOME SAKAE	Nagoya, Aichi	Aug. 2005	4,770	1.9%	4,615.66	9	87.6%	2.7%
C-4	Street Life (Leasehold land)	Sendai, Miyagi	-	1,990	0.8%	16,258.65	1	100.0%	
	Subtotal retail properties			10,110	3.9%	22,257.62	20	97.4%	
	Total			**257,579**	**100.0%**	**330,351.20**	**3,134**	**98.0%**	**3.3%**

Notes

Unless otherwise specified, figures are truncated and % figures are rounded to the relevant unit.

P3 1 "Contribute to DPU" for each actual achievement is calculated based on each actual achievement and the number of investment units issued as of the end of the 23rd Period. The same applies hereafter.

P6 1 "The 7th asset replacement" refers to a series of transactions involving the 6 properties transferred in the 24th Period (Sannomiya First Building, Hatchobori River Gate, MK Kojimachi Building, Mullion Josai, Zeku Benten and Nihombashi Playa Building(quasi co-ownership of trust beneficiary interest 50%)) and the 5 properties acquired (30 Sankyo Building, FORECAST Hakata Gofukumachi, St.Lake Celeb Daikancho, Bell Face Kawaharadori and Street Life (leasehold Land). The same applies hereafter.

P9 1 "6 central wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. "Three major metropolitan area" refers to the three Major Metropolitan Areas (i.e. Greater Tokyo area (Tokyo, Kanagawa, Chiba and Saitama), Osaka economic bloc (Osaka, Kyoto and Hyogo) and Nagoya economic bloc (Aichi, Gifu and Mie)). "Certain ordinance-designated and other cities" refers to the ordinance-designated cities located in areas other than "Three major metropolitan areas" (i.e. Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and prefectural capitals. The same applies hereafter.

P10 1 "Proportion of the 5 largest tenants" are calculated as follow for end-tenants of office (excluding Residential area)and retail properties. The same applies hereafter.
By leased area: leased area of respective tenant as of the end of the 24th Period / total leasable area
By monthly rent: rent (including CAM) of respective tenant as of the end of the 24th Period / total rent

P15 1 "Average free rent period" is calculated by following formula for each space, for new Lease contracts conducted during respective period.
(Reduction of rent and common benefit expense due to free rent etc.) ÷ (total amount of monthly rents and common benefit expenses in normal times)

P16 1 "Move-out ratio" is calculated as "total move-out area during respective period / total leasable area as of the end of the respective period". Furthermore, the area of tenant that move-out on the end of respective month is counted as the move-out area of next month from this material onward. The same applies hereafter.

P17 1 In case that tenant categorized "Unchanged" in each period accepted rent increase after the following period, the area subject to rent renewal of the tenant is included the area categorized "Unchanged" and "Increase" in the relevant period. The same applies hereafter.

P18 1 "Average rent" is represented by the contract-based rent, which is a weighted-average of each office property based on the occupied floor area. Each weighted average excludes tenants which have submitted a notice of cancelation, and which occupy the retail space between the second floor to the basement floor of buildings.

2 "Market rent" is represented by an average of the maximum and minimum of the rent of respective properties, as described in the market reports prepared by CBRE K.K. Such average is a weighted-average of each office properties based on the occupied floor area.

3 "Rent gap" of properties held by bridge funds is calculated as "Average rent of all offices / Average market rent – 1" based on market reports as requested as part of due diligence upon acquisition. The same applies hereafter.

4 Contracted rent-based rent represents the weighted average of the rent concluded since 2023 for offices held as of the end of each fiscal period based on the floor space occupied on the base floor. The rent gap is calculated as "contracted base rent ÷ market rent-1."

P21 1 The Effect of strategic value-enhancing investment or result and forecast of NOI increase indicated on P21 are proprietary calculated by the asset management company based on contracts, quotations and/or proposals for respective items. Furthermore, the Contribute to DPU is calculated based on the effect and the number of investment units issued as of the end of 24th Period. Therefore, such information does not constitute a guarantee of NIPPON REIT's future financial results.

P23 1 The maximum amount of borrowing is stated.
The current balance of the commitment line is 1.5 billion yen.

2 LTV is calculated as follow
LTV based on total assets =total interest bearing debt ÷ total assets
LTV based on appraisal value =total interest bearing debt ÷(total assets－book value + appraisal value)

P21 3 "LTV control range" refers to the LTV level that NIPPON REIT intend to maintain within the NIPPON REIT's current policy (between 45% and 55%) stated in the "Summary of Financial Results for the Fiscal Period Ended June 30, 2024 (REIT) announced on August 15, 2024.

P30 1 NIPPON REIT's fiscal periods have covered every six months from January 1 to June 30 and from July 1 to December 31 of each year.

2 Operating revenues, etc. do not include consumption taxes.

3 The following denotes the calculation methods for the indicators employed by NIPPON REIT. It should be noted that calculations on an annual basis are calculated using the number of business days for each period.

- Interest-bearing debt to total assets ratio(based on appraisal value)
  Interest-bearing debt ÷ Total assets(based on appraisal value)
- Ordinary income to total assets ratio
  Ordinary income ÷ average total assets × 100
- Return on equity
  Net income ÷ average net assets × 100
- Implied cap rate (NOI yield)
  NOI yield (annualized, forecast for the next fiscal period × 2) ÷ (market capitalization + interest-bearing debts – cash and deposits + tenant leasehold and security deposits)
- FFO
  Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales
- AFFO
  FFO – Capital expenditures
- FFO per unit
  (Net income + depreciation + loss on retirement of investment properties + deferred asset amortization – gain / loss on real estate sales) ÷ total investment units issued and outstanding
- NAV per unit
  ((Net assets + appraisal value－book value)÷ total investment units issued and outstanding

4 NOI and NOI after depreciation of all properties excluding properties sold.

P35 1 Properties acquired or sold during the period are excluded.

P36 1 "Appraisal NOI" is the NOI by the direct capitalization method described in the appraisal report.
"Appraisal NOI Yield" is calculated by Appraisal NOI ÷ Acquisition Price.

2 Major fluctuation factors are indicated following rule. "CR": In the event cap rate has changed.
"Income" : In the event cap rate has not changed, and the major fluctuation factor is income.
"Expense" : In the event cap rate has not changed, and the major fluctuation factor is expense.
The same applies hereafter.

P42 1 As there are two buildings in B-15 Field Avenue, the building timing and PMLs are shown.
Note that ① is a steel-framed reinforced concrete building with a 12-story basement floor and ② is a steel-framed galvanized steel sheet sprayed 2-story building.

P43 1 As there are two buildings for B-35 LIESSE Tsurumai, the figures for the respective construction periods and PMLs are shown.
Note that ① is a reinforced concrete building with an 8-story land roof and ② is a reinforced concrete building with a 10-story land roof.

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Nippon REIT's Policy and Asset Management Company

NIPPON REIT Investment Corporation

《Nippon REIT's Policy 》

- Timely and Flexible Investment
- Portfolio focused on growth and diversification of risks
- Growth strategies with Sponsor's network

《Sponsor support》

Investment Corporation which has SBI Group as its main sponsor

NIPPON REIT Investment Corporation

Asset Management Company

SBI REIT Advisors

Main Sponsor

SBI FINANCIAL SERVICES

Supporting NIPPON REIT's growth through utilizing the comprehensive strengths within the SBI Group

- Support smooth and flexible acquisitions by bridge funds
- Accelerate leasing and engineering management through prop-tech services
- Provision of information on sales of real estate
- Lending coverage of group companies and affiliates
- Provision of human resources

Sub Sponsors

CUSHMAN & WAKEFIELD

AGILITY ASSET ADVISERS

・Provision of information on sales of real estate
・Support on property leasing
・Provision of asset management function
・Provision of human resources

《Portfolio Development Policy(1)》

Portfolio with risk diversification in both usage and region

	Investment ratio by asset type for the entire portfolio	Investment ratio by area for each asset type		
		3 Major Metropolitan Areas		Ordinance-Designated Cities,etc.
		6 Central Wards of Tokyo		
Office	**50%** or more	**60%** or more	40% or less	20% or less
Residential	**50%** or less	**60%** or more		40% or less
Retail Other properties	**20%** or less	No investment ratio by area has been set up		

《Company Profile of Asset Management Company》

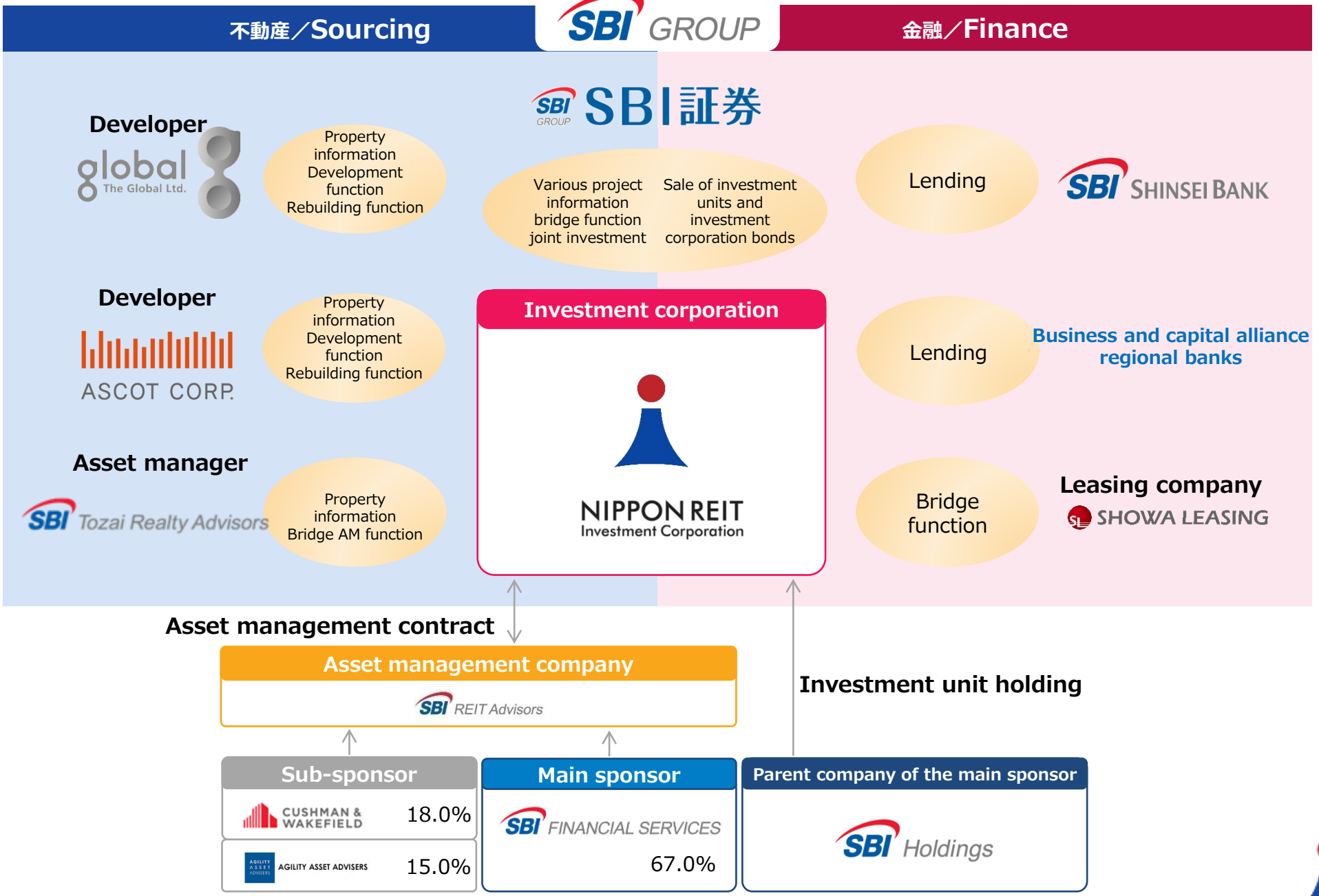
Each sponsor provide professional human resources in each field

Name	SBI REIT Advisors Co., Ltd.		
Established	November 2, 2006	**Paid-in capital**	¥ 0.15 bn
Registration and Licenses, etc.	◆ Registered as a financial instruments business operator: Registration No.1632 (Kinsho) issued by the Director-General of the Kanto Finance Bureau ◆ Licensed for building lots and buildings transaction business: License No.(4) 86984 issued by the Governor of Tokyo ◆ Certified as entrustment-based agency under the building lots and buildings transaction business: License No.56 issued by the Ministry of Land, Infrastructure, Transportation and Tourism		

Note

1. "6 Central Wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. "3 Major Metropolitan Areas" refers to the Tokyo economic bloc, Osaka economic bloc and Nagoya economic bloc. "Ordinance-Designated Cities, etc." refers to the ordinance-designated cities located in areas other than the 3 Major Metropolitan Areas (Sapporo, Sendai, Niigata, Shizuoka, Hamamatsu, Okayama, Hiroshima, Fukuoka, Kitakyushu and Kumamoto) and cities that are prefectural capitals.

SBI Group Value Chain



Overview of NIPPON REIT

Strict Investment Discipline

◎ Targeting on investing three types of assets that are deeply rooted in Japanese society

Office	50% or more
Residential	50% or less
Retail Other Properties	20% or less

◎ Timely investment under the Unswerving discipline

Investment decisions based on the acquisition environment under the basic policy of increasing unitholder value through both external and internal growth

Medium-sized office Competitive location properties in Tokyo(1) × **Risk mitigation** (Pursuit of Diversification of properties and tenants)

Growth potential | **Ratio of properties located in six central wards of Tokyo(2)** | **Competitive location**

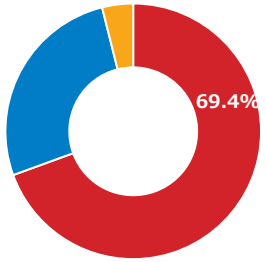
Pursuit of Stable and Robust Portfolio

With eyes on supply/demand balance and diversification

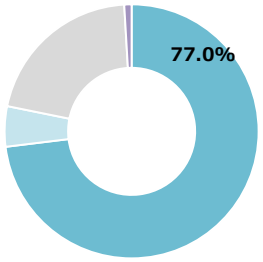
◎ Targeting on medium-sized office properties in Tokyo

- Ratio of office properties :69.4%
- Ratio of 6 central ward in Tokyo(office) :77.0%

《Portfolio distribution by asset type》



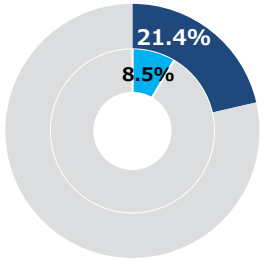
《Office portfolio distribution by area》



◎ Risk Diversification

- Top 5 tenants(3) : 8.5%
- Top 5 properties :21.4%

《Tenant/Portfolio diversification (by leased area)》



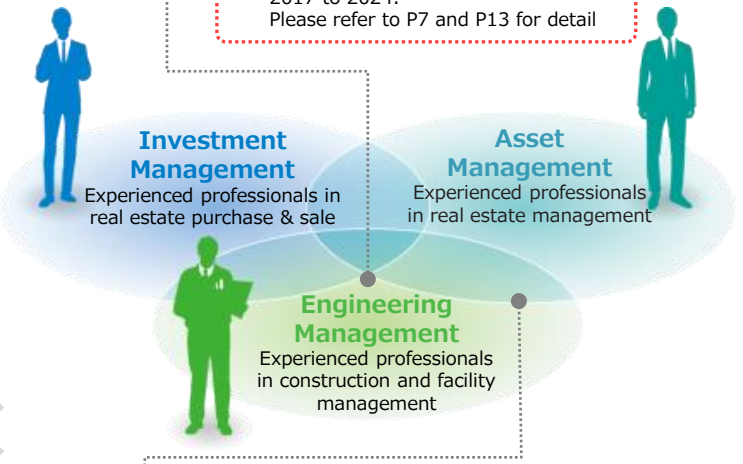
Asset Management Structure to maximize Our Portfolio's Strengths

◎ Tripart Management

- Two business departments and the engineering team work in close cooperation during all phases of asset management

- **Triple-checked investment criteria**
  :Establish stable and robust portfolio with growth potential
- **Mid to long-term portfolio management Strategy (Tiering Project)**
  :Aim for asset replacement at optimal timing

▶▶ Conducted asset replacement from 2017 to 2024.
Please refer to P7 and P13 for detail



- **Effective engineering management**
  :Aim for steady internal growth

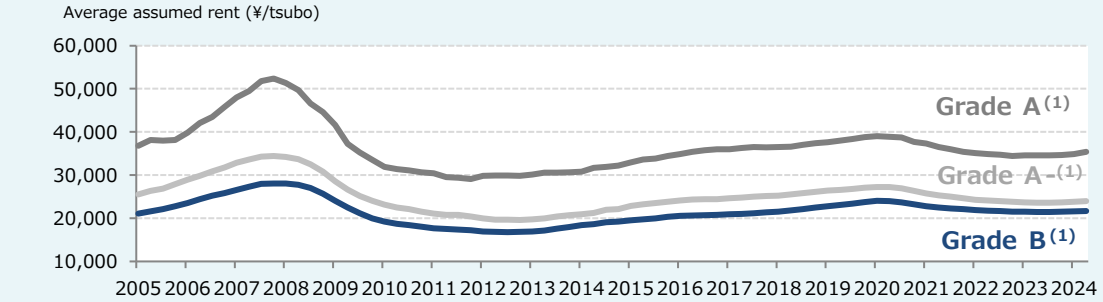
▶▶ Implemented value-enhancement measures for 24th periods. Please refer to P21 and P22 for detail

Notes
1. Mid-sized office indicates office building of which total floor space is less than 10,000 tsubo . The same applies hereafter.
2. "6 central wards of Tokyo" refers to Chiyoda, Chuo, Minato, Shinjuku, Shibuya and Shinagawa Wards. The same applies hereafter.
3. "Proportion of the 5 largest tenants" are calculated as follow for end-tenants of office (excluding Residential area)and retail properties. By leased area: leased area of respective tenant as of the end of the 24th Period / total leasable area.

Characteristics of Medium-sized Office

1) Low Volatility

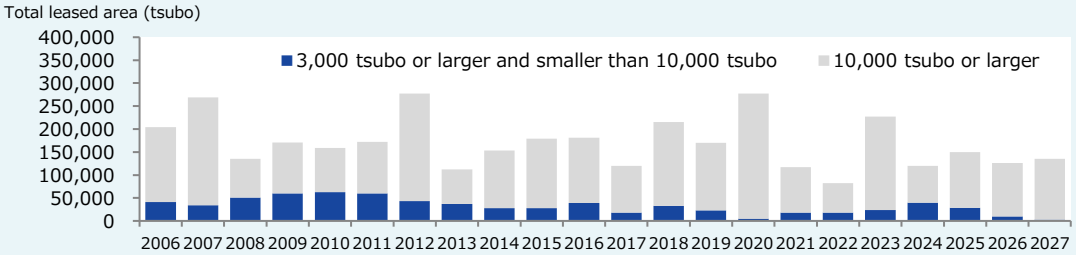
《Office Rent Trend by Building Grade in 23 Wards of Tokyo 》



Source : CBRE K.K

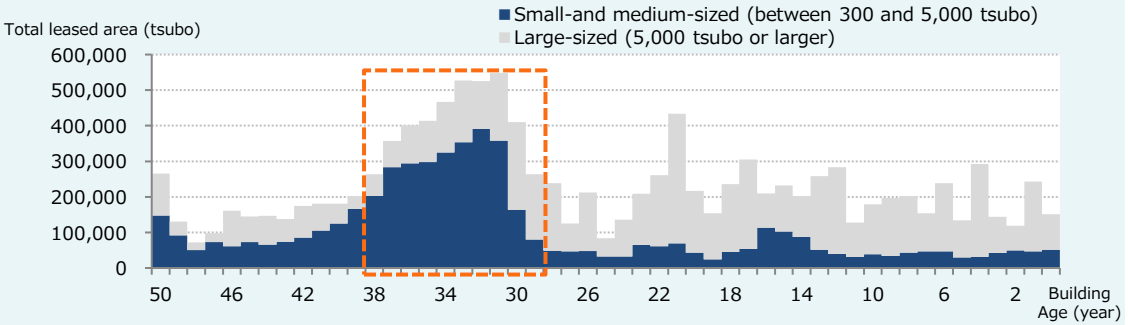
2) Limited Supply

《Office Building Supply in 23 Wards of Tokyo》



Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

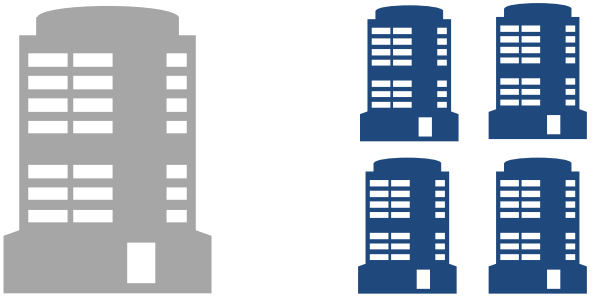
《Office Building Stocks in 23 Wards of Tokyo》



Source : prepared by Asset management company based on data provided from Xymax Real Estate Institute Corporation

Grade A offices
=large-sized office

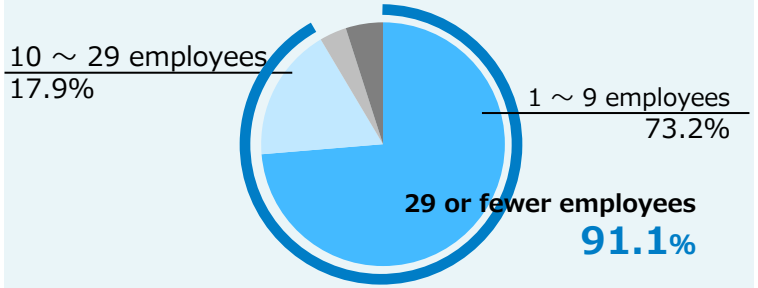
Grade B or below offices
=medium- sized office



All of office properties in our portfolio
=Grade B or below office

3) Strong Demand

《Composition of Offices by Number of Employees in 23 Wards of Tokyo》



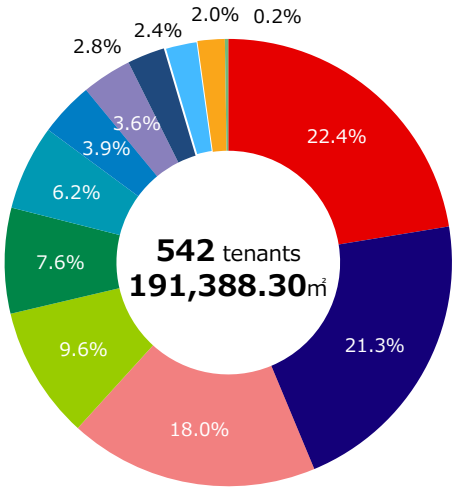
Source : prepared by Asset management company based on data provided from Statistics Bureau, MIC

1. "Grade A" refers to the office buildings located within the areas defined by CBRE K.K. which are in 5 central wards of Tokyo, having more than 6,500 tsubo of total leasable area and 10,000 tsubo of gross floor area, less than 11years old, and if located in 5 central wards of Tokyo, more than 500 tsubo of basic floor area. "Grade A-" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 250 tsubo of basic floor area, 4,500 tsubo of total leasable area, and 7,000 tsubo of gross floor area and comply with the current earthquake resistance standard. "Grade B" refers to the office buildings located within the areas defined by CBRE K.K. in 23 wards of Tokyo, having more than 200 tsubo of basic floor area, between 2,000 and 7,000 tsubo of gross floor area, and comply with the current earthquake resistance standard.

Ratio of Tenant (by leased area)(as of the end the 24th Period)

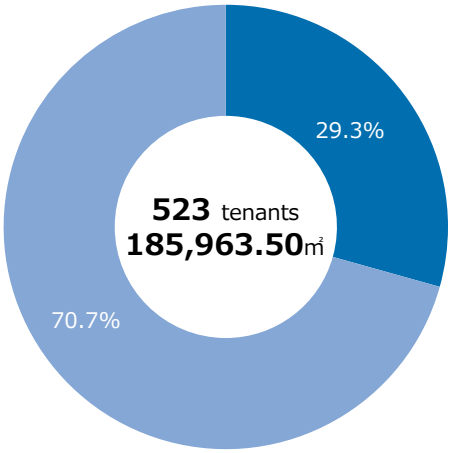
NIPPON REIT Investment Corporation

By Industry(1)



	Industry	Leased area (㎡)	Number of tenants	Share
1	Services	42,899.77	138	22.4%
2	Info-telecommunications	40,766.59	99	21.3%
3	Manufacturing	34,501.53	87	18.0%
4	Wholesale･Retail	18,338.67	56	9.6%
5	Real estate	14,600.87	36	7.6%
6	Finance･Insurance	11,783.31	23	6.2%
7	Building constructor	7,502.16	26	3.9%
8	Education･Learning support	6,908.84	19	3.6%
9	Medical services･Social welfare	5,317.33	19	2.8%
10	Accommodations･Eating and drinking services	4,548.45	26	2.4%
11	Transportation	3,755.10	10	2.0%
12	Electricity･Gas･Heat supply･Water industry	465.68	3	0.2%

By Scale(2)

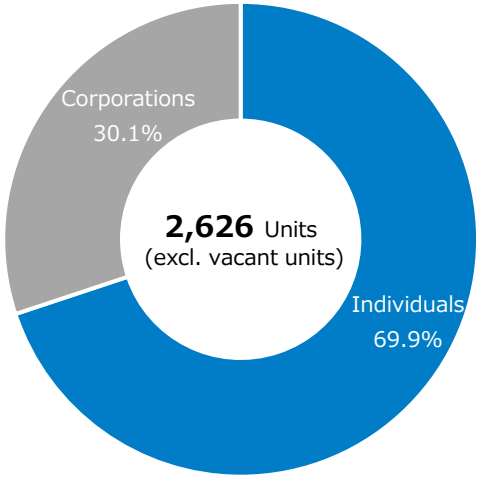


		Leased area (㎡)	Number of tenants	Share
1	TSE Prime Market Companies and Its Subsidiaries	54,567.94	96	29.3%
2	Other	131,395.56	427	70.7%

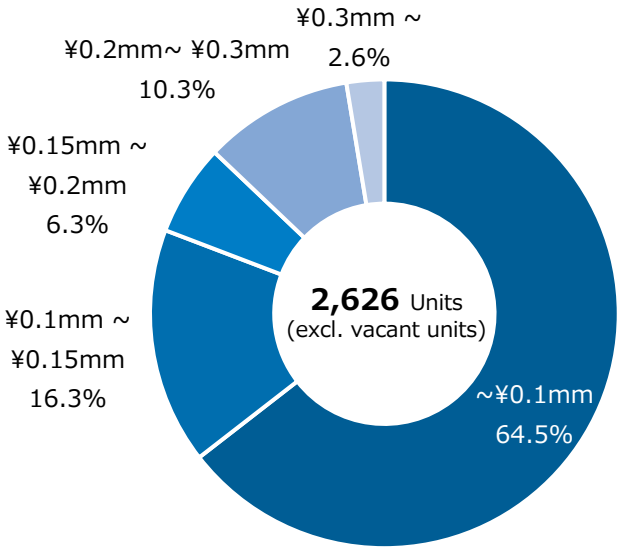
Notes
1. Calculated for end-tenants of office (excluding Residential area) and retail properties (excluding Street Life (leasehold land)).
2. Calculated for end-tenants of office (excluding Residential and retail area).

Residential Tenant Data (as of the end the 24th Period)

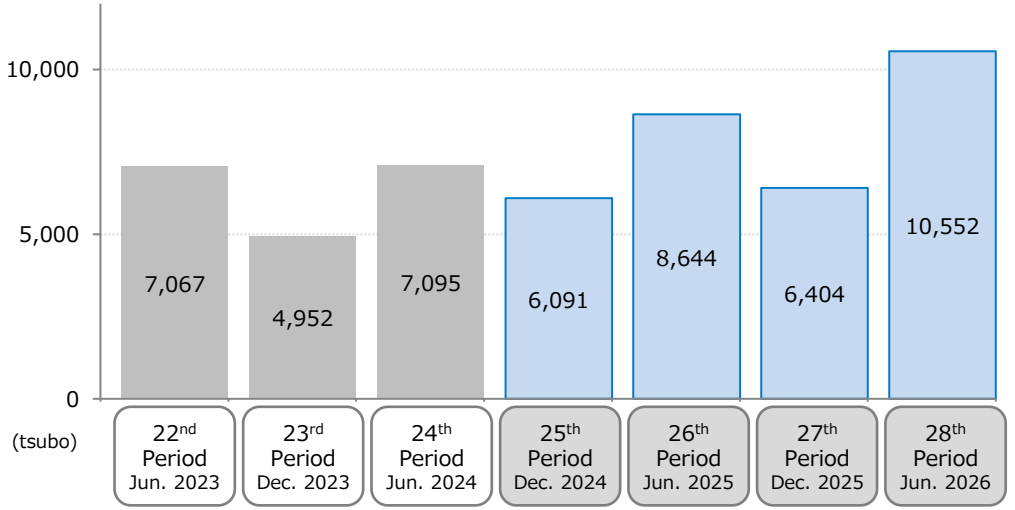
Contract Category (based on number of units)



Diversification by Monthly Rent (based on number of units)



Leasable Area Subject to Rent Renewal



Trends in key money, renewal fees

		20th Period jun.2022	21st Period Dec.2022	22nd Period Jun.2023	23rd Period Dec.2023	24th Period Jun.2024
Key money	Number of units covered	333	234	248	242	323
	Key money acquisition rate	27.9%	35.0%	41.9%	41.3%	42.7%
	Acquisition of key money (¥thousand)	15,600	12,261	13,956	13,463	17,829
Renewal fees	Number of units covered	468	345	491	384	576
	Renewal fees acquisition rate	28.0%	31.9%	28.1%	34.6%	31.8%
	Acquisition of renewal fees (¥thousand)	15,954	16,218	21,795	17,563	23,910

《Overview of the Tiering Project》

1 Annually review and score properties based on three evaluation axes and classify into three tiers

Profitability	Liquidity	Property Characteristics
Examine profitability potential in the medium-and long term ・Earning capacity (CF, yield verification) ・Occupancy rate results ・Rent gap ・Internal growth potential ・Downtime Free rent ・CAPEX outlook	**Verification of medium-to long-term liquidity in the real estate market** ・Area, Location characteristics, Road access, Station distance ・Type of rights ・Age, Scale ・Supply/demand trend, etc. ・Future potential of neighboring areas through redevelopment plans, etc.	**Examine operational risk based on track record analysis** ・Tenant distribution, Leasing status ・Area vacancy rate, vacancy rate of target property ・Comparison of specifications with competing properties ・Other operational concerns, etc. **Examine area potential** ・Changes in the internal and external environment of the target area

Tier 1 Continued holding

Tier 2 Continuous holding in principle, but also considers strategic replacement scenarios from the viewpoints of evaluation, issues, and highest and best use (including redevelopment)

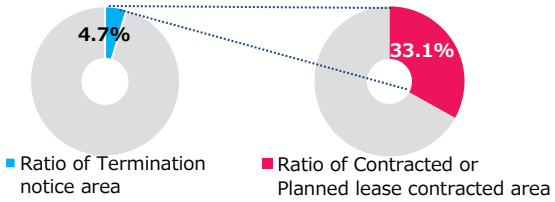
Tier 3 Assuming improvement in property characteristics, liquidity, and profitability of the managed portfolio, the scenario of replacement is subject to consideration.

2 Develop 3-5 years management strategy according to the classification
◆Drafting and execution of efficient CAPEX plan
◆Realize asset replacement at optimal timing in anticipation of trends in the leasing market without missing "sell-time"

3 Responding to changes in the market environment and conditions of properties
◆Revision of classification through annual review

Status of Cancellation Notices (Office & Retail) (1/2)

《Ratio of areas where cancellation notices are received, new contracts are expected and concluded》



① : Total leasable floor space (Office･Retail)		212,227.48 ㎡ (64,196 tsubo)	
② : Total area of cancellation notices	10,044 ㎡ (3,038 tsubo)	③ : Area in ② where contract is closed or expected to be closed	2,399 ㎡ (725 tsubo)
Ratio	**4.7%**	Ratio	**33.1%**

Property Name	Occupancy Rate (Jun. 2024)	Status of Cancellation Notices		Status of Leasing Activities	Assumed Occupancy Rate(1)	
FORECAST Takadanobaba	100.0%	1 space (215 tsubo)	Cancellation notice	New lease concluded	100.0%	(Aug. 2024)
Otakibashi Pacifica Building	100.0%	1 floor (38 tsubo)	Cancellation notice	New lease conclusion expected	100.0%	(Aug. 2024)
REID-C Megurofudomae	85.7%	1 floor (39 tsubo)	Vacant	New lease conclusion expected	100.0%	(Aug. 2024)
FORECAST Waseda FIRST	100.0%	1 space (135 tsubo)	Cancellation notice	New lease concluded	100.0%	(Sep. 2024)
Itohpia Iwamotocho 1-chome Building	100.0%	1 floor (94 tsubo)	Cancellation notice	New lease concluded	100.0%	(Oct. 2024)
GreenOak Takanawadai	100.0%	1 floor (52 tsubo) 1 floor (58 tsubo)	Cancellation notice	New lease conclusion expected	100.0%	(Nov. 2024)
Omiya Center Building	100.0%	1 space (162 tsubo) 1 space (73 tsubo)	Cancellation notice	New lease conclusion expected Leasing activities ongoing	98.3%	(Oct. 2024)
Toranomon Sakura Building	97.6%	1 space (21 tsubo)	Vacant	Leasing activities ongoing	97.6%	(Jul. 2024)
Kanda Ocean Building	100.0%	1 space (13 tsubo)	Cancellation notice	Leasing activities ongoing	97.0%	(Dec. 2024)
NORE Meieki	94.4%	1 space (24 tsubo) 1 space (15 tsubo) 1 space (47 tsubo)	Vacant Cancellation notice Vacant	New lease conclusion expected Leasing activities ongoing Leasing activities ongoing	95.1%	(Feb. 2025)
NRT Kandasudacho Building	100.0%	1 floor (23 tsubo)	Cancellation notice	Leasing activities ongoing	93.2%	(Nov. 2024)
FORECAST Nishishinjuku	100.0%	1 floor (64 tsubo)	Cancellation notice	Leasing activities ongoing	89.0%	(Sep. 2024)

Note
1. Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and Cancellation notices at the end of Jul. 2024.

Status of Cancellation Notices (Office & Retail) (2/2)

Property name	Occupancy Rate (Jun. 2024)	Status of Cancellation notices	Status of Leasing Activities	Assumed Occupancy Rate(1)
FORECAST Gotanda WEST	100.0%	1 space (77 tsubo) Cancellation notice 1 floor (219 tsubo)	Leasing activities ongoing	89.0% (Oct. 2024)
Nishi-Gotanda 8-chome Building	88.0%	1 floor (109 tsubo) Cancellation notice 1 floor (109 tsubo) Vacant	Leasing activities ongoing New lease concluded	88.0% (Oct. 2024)
Hiroo ON Building	87.6%	1 floor (84 tsubo) Vacant	Leasing activities ongoing	87.6% (Jul. 2024)
Central Daikanyama	81.9%	1 floor (42 tsubo) Cancellation notice 1 floor (71 tsubo) Vacant 1 space (33 tsubo) Vacant	New lease conclusion expected Leasing activities ongoing Leasing activities ongoing	87.6% (Sep. 2024)
NORE Fushimi	86.7%	1 space (36 tsubo) 1 floor (120 tsubo) Vacant	Leasing activities ongoing	86.7% (Jul. 2024)
BECOME SAKAE	87.6%	1 space (51 tsubo) Cancellation notice 1 space (70 tsubo) Vacant 1 floor (103 tsubo) Vacant	Leasing activities ongoing	83.8% (Jan. 2025)
Towa Higashi-Gotanda Building	100.0%	1 floor (158 tsubo) Cancellation notice	Leasing activities ongoing	82.1% (Sep. 2024)
FORECAST Yotsuya	89.7%	1 floor (52 tsubo) Cancellation notice 1 floor (52 tsubo) Vacant	Leasing activities ongoing	79.4% (Oct. 2024)
Sumitomo Mitsui Bank Koraibashi Building	84.9%	1 space (95 tsubo) Cancellation notice 1 floor (232 tsubo) Vacant	Leasing activities ongoing	78.7% (Oct. 2024)
REID-C Iidabashi Building	100.0%	1 floor (27 tsubo) 1 floor (27 tsubo) Cancellation notice 1 floor (23 tsubo)	Leasing activities ongoing	68.2% (Feb. 2025)
FORECAST Hakata Gofukumachi	76.9%	1 floor (52 tsubo) Cancellation notice 1 space (25 tsubo) Vacant 1 space (26 tsubo) Vacant 1 floor (52 tsubo) Vacant	Leasing activities ongoing	65.3% (Aug. 2024)

Note
1. Assumed occupancy rate refers to the occupancy rate after the realization of all tenancy applications and Cancellation notices at the end of Jul. 2024.

Original Leasing Services

We use a variety of leasing service to proactively support small and medium enterprises and venture companies etc., who are main target tenants for NIPPON REIT, to move into the properties held by NIPPON REIT

	Select Office	ittoku	shikittoku	Shikikin tsunagetoku?
Summary	Original leasing service by which tenants can select office layout from several patterns and NIPPON REIT shares costs of the office interior work	Original leasing services with NISSHO-HO Co.,Ltd("NISSHO-HO") by which tenant can reduce drastically relocation costs	Original leasing services with JCPG by which NIPPON REIT refunds a half of deposit after the end of original Leasing activities ongoing period depending on the tenant's financial condition	Original leasing services with JCPG to promote office transfer by allowing up to 9 months of deposit of deposits at the time of the conclusion of a Leasing activities ongoing
Service features	・Selectable ・Visible Virtual Realty(VR) ・Low Cost	・1 month deposit ・No warranty fee ・No restoration cost ・No jointly and severally liable surety	・Refund a half of deposit ・No warranty fee ・No jointly and severally liable surety	・Moratorium of placing a deposit ・No warranty fee
Tenants' needs	・To improve work environment with efficient and comfortable layout ・To reduce relocation cost to invest our business as much as possible	・To minimize initial cost of a security deposit at the move-in ・To avoid arranging a surety jointly and severally liable for rent payment	・To make effective use of deposit ・To avoid arranging a surety jointly and severally liable for rent payment	・To avoid double deposits ・To increase flexibility of relocation and moving periods ・To make effective use of cash on hand
NIPPON REIT 's benefit	・Profitability enhancement ・Promotion of leasing activity ・Improvement of tenant satisfaction	・Profitability enhancement ・Wider range of leasing targets ・Strengthening Credit management by JCPG	・Profitability enhancement ・Wider range of leasing targets ・Strengthening Credit management by JCPG	・Decrease of down-time and free rent period ・Wider range of leasing targets ・Strengthening Credit management by JCPG

Sustainability Initiatives (Environment)

GRESB Real Estate Assessment

In the 2023 GRESB Real Estate Assessment, NIPPON REIT has received “3 Stars” in GRESB Rating and designated as a “Green Star” for the seventh consecutive year since its first participation in 2017. In addition, NIPPON REIT has achieved the highest “A” level for the GRESB Public Disclosure.

GRESB was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI).

Principles for Financial Action for the 21st Century

SBI REIT Advisors Co., Ltd. has become a signatory to the Principles for Financial Action for the 21st Century (PFA21) in December 2020. PFA21 was established in October 2011 as a guideline for financial institutions seeking to fulfil their roles and responsibilities in shaping a sustainable society, with the Ministry of Environment taking on the role of secretariat.

Environmental Considerations Rating Obtained form SMBC

“SMBC Environmental Assessment Loan” assesses status of corporate initiatives for environmental considerations, on loan execution and establishment of lending conditions, based on environmental assessment criteria developed independently by SMBC and The Japan Research Institute, Limited.

NIPPON REIT received an “A” grade from SMBC in accordance with “SMBC Environmental Assessment Loan”, in recognition of its commitment to environmental initiatives in asset management.

Task Force on Climate-related Financial Disclosures (TCFD)

SBI REIT Advisors Co., Ltd. has declared its support for the Task Force on Climate-related Financial Disclosures (TCFD) and its recommendations in December 2022, and has joined the TCFD Consortium in January 2023, an organization formed by domestic companies that support the TCFD recommendations.

Information Disclosure Based on TCFD Recommendations

・Strategy <Scenario Analysis>

	1.5℃シナリオ	4℃シナリオ
Transition Risks	IEA (International Energy Agency) World Energy Outlook2022 NZE2050	IEA World Energy Outlook 2022 STEPS
Physical Risks	IPCC (Intergovernmental Panel on Climate Change) the Sixth Assessment Report SSP1-2.6	IPCC the Sixth Assessment Report SSP5-8.5

・Risk Management (excerpt: details are disclosed on the NIPPON REIT Website)

Type of risk		Risk/Opportunity	Financial Impacts	Financial Impacts 4℃ Mid term 2030	4℃ Long term 2050	1.5℃ Mid term 2030	1.5℃ Long term 2050
Transition Risks	Policy and Legal	・Toughening taxation on GHG emissions by introducing a carbon tax	・Increasing tax burden on GHG emissions of properties due to the introduction of carbon tax	Small	Small	Medium	Large
		・Stricter energy efficiency evaluation, certification and labeling systems for buildings	・Increasing cost burden due to rising environmental certification expenses for existing properties ・Increasing (operation) expenses, such as payment to external vendors to comply with the labeling systems	Small	Small	Large	Large

・Indicators and Targets

Targets

1.Achieve net-zero by 2050 (scope1,2,3)

2.Reduce GHG emissions 50% by 2030 (compared to 2016, based on intensity)

Details of each authentication are provided on each authentication name at the link to which it is attached.

Sustainability Initiatives (Environment)

● Sustainability Target

(1) Establishment of targets to reduce energy use

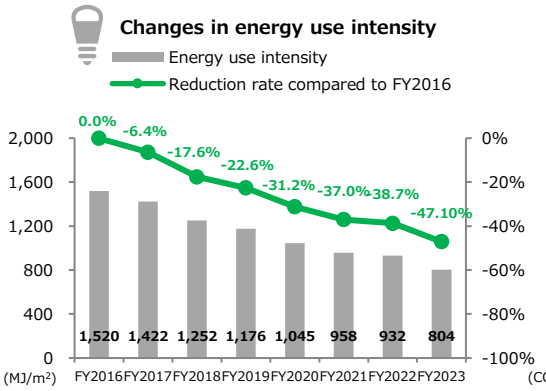
- Pursuant to the Energy Conservation Act (Act on the Rational Use of Energy), in every year period, the basic target is set for reducing the basic unit of energy consumption by 1% annually on average for the entire portfolio and individual properties.
- The targets of the properties subject to municipal ordinances related to global warming countermeasures will be set individually.

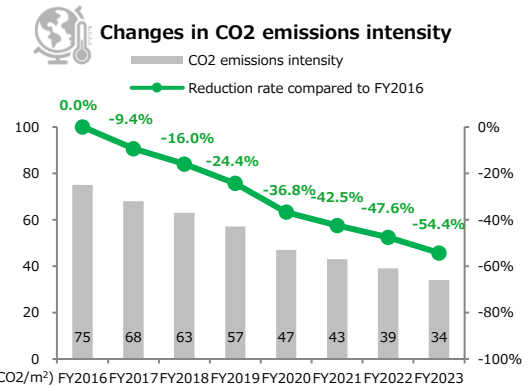
(2) Management of targets

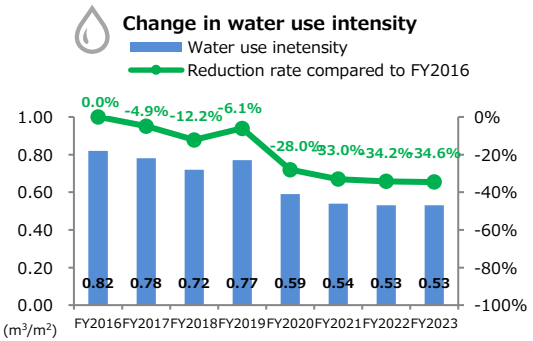
- As a general principle, every three months we carry out target management, review the progress made toward achieving its targets and analyze the causes behind changes in usage by comparing to the previous period at a general meeting called Sustainability Promotion Conference.

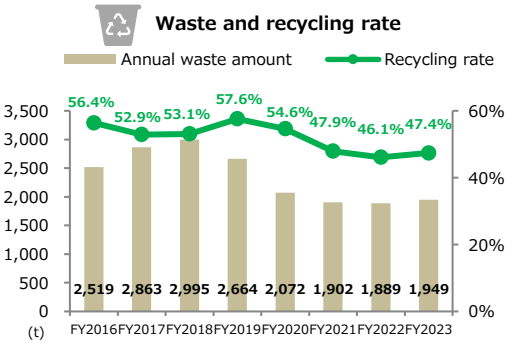
● Environment-related data

- We periodically measure greenhouse gas emissions data and strive to reduce its environmental burden.
- We have set a target of reducing CO2 emission intensity of entire portfolio by 50% from fiscal year 2016 to 2030.









● Acquisition of Environmental Certifications

DBJ Green Building Certification (2 properties, 6.95%)	CASBEE for Real Estate (8 properties, 23.23%)	BELS Certification (21 properties, 28.20%)	Low-Carbon Model Building (5 properties, 5.35%)
DBJ Green Building	CASBEE	BELS ZEB	A3

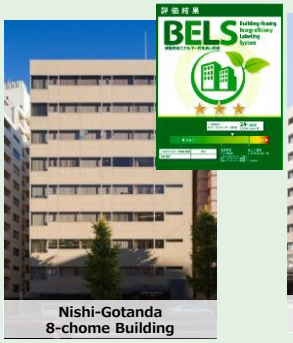
Total of 29 properties **50.72%** (+2.5%)
of the portfolio based on total floor area
*In case when a property holds multiple certifications, it is calculated as one property.

● 24th Period : Environment-Certified Properties NEW


FORECAST Gotanda WEST


Sumitomo Mitsui Bank Koraibashi Building


Shibakoen Sanchome Building


Nishi-Gotanda 8-chome Building


FORECAST Kameido

Sustainability Initiatives (Environment/Social)

● Implementation status of LED Lightning

	Total floor space	Exclusive area	Common areas	Implementation area
Total (implementation rate)	404,116㎡	314,065㎡	90,469㎡	148,259㎡ (36.7%)
Office/Retail (implementation rate)	262,912㎡	195,942㎡	66,970㎡	130,710㎡ (49.7%)
Residential (implementation rate)	141,203㎡	118,123㎡	23,499㎡	17,549㎡ (12.4%)

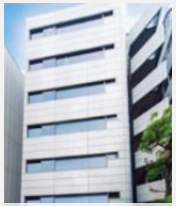
Made LED lightning in
61 out of 109 properties*

*Excl. Street Life (leasehold land)

● Switching to Renewable Energy-Derived Electricity

With the use of electricity derived from renewable energy, CO2 emissions from the electricity used in three properties are reduced to virtually zero.

Properties Switched to "Renewable Energy" Derived Electricity


La Verite AKASAKA


Pigeon Building


Omiya Center Building

● "Environmentally Friendly Materials" in Printed Materials

Environmental-friendly materials such as vegetable oil inks are used in the Asset Management Report sent to the Investors by the investment corporation.
In addition, at the GP Plant, which is environmentally conscious in all manufacturing processes for printed materials, a waterless printing machine without waste liquid is used, and glassine paper, which can be recycled as it is, is used in the windows of envelopes.

VEGETABLE OIL INK

GREEN PRINTING JFPI

Waterless Printing, Naturally.

● Initiatives for Tenants and Local Communities

We are making various efforts to contribute to the satisfaction of the tenants and the development of the areas where properties are located.

Introducing a facial recognition system

FreeiD, a facial recognition system provided by DXYZ Co., Ltd., was installed at entrance, sub-entrance, and garbage disposal sites at Tower Court Kitashinagawa, entrance at Splendid Shin-Osaka III, and at entrance and common areas at Splendid Namba, at three locations. In addition to being able to pass through the entrance with no key, there is no risk of loss or spoofing, and this also leads to improved security.


Tower Court Kitashinagawa


Splendid Namba

Participation in the Shiba Area Clean Champaign

We participate in a clean-up campaign conducted by Minato-ku, the location of this asset management company, as a community contribution activity.



● Easy place to work

We are aiming to create environment where employees can work comfortably and peacefully. We implement various initiatives from aspects of health and safety including work life balance, health and labor management, as well as job satisfaction.

■Various Initiatives

- Super Flextime System
- Support for Childcare
- Education and Training
- Acquisition of Qualification
- Questionnaire on Employees' Satisfaction
- Sound design for Office (BGM)
- Implementation of Remote Work
- Introduction of industrial physicians and health committees
- Introduction of the health committee and appointment of industrial physicians

etc.

SOUND DESIGN for OFFICE

■The number of qualification holders

Asset Management Company	
Real Estate Notary	23
ARES Certified Master	8
Certified Member Analyst of SAAJ	6
Certified Building Administrator	2
U.S. Certified Public Accountant	2
First-class Architect	2
Real Estate Appraiser	1

As of the end of Jun. 2024 (Includes overlapping and those who has passed the exam)

Sustainability Initiatives (Governance)

《Method for pursuing the interest of Unitholders》

Management fee system linked to DPU

●Asset management fee

	Calculation method
AM fee1 (AUM-based fee)	Total assets of the immediately preceding period × annual rate of 0.35% (maximum rate)
AM fee2 (DPU-based fee)	NOI × DPU volatility (1) × 2.5%(maximum rate)

●Acquisition and Disposition fee

	Calculation method
Acquisition fee	Acquisition price × 1.0%(maximum rate) ※Acquisition from interested parties : acquisition price × 0.5%(maximum rate)
Disposition fee	Transfer price × 1.0%(maximum rate) ※Transfer to interested parties : transfer price × 0.5%(maximum rate)

Same-boat investment by the sponsor

SBI Holdings, the main sponsor	Owns 15,500 investment units of NIPPON REIT

Same-boat measure by director and employee of the AM

DPU-based remuneration(director)	Introduced DPU-based remuneration
AM fee 2-based incentive bonus (employee)	Introduced AM fee2-based incentive bonus for employees
Employee Investment Unit Ownership Program	Name: SBI REIT Advisors CO., Ltd. Investment Unit Ownership Association Membership eligibility: Employees of SRA (Excluding the director of SRA) Date of introduction: June 2019

《Decision-making process》

Decision-making process regarding transaction of assets under management with interested parties

Proposal by the department in charge

Request for endorsement

Deliberation by the Compliance Officer

Request for endorsement

Deliberation and resolution by the Compliance Committee

- **Grant of veto power in effect to outside members over the resolution of the Compliance Committee**

Passing

Deliberation and resolution by the Investment Committee

- **Grant of veto power in effect outside member over the resolution of the Investment Committee**

Passing

Deliberation and resolution by the Board of Directors

Passing

Approval by the Board of Officers and Consent from NIPPON REIT(2)

- **Transactions with interested parties are subject to prior approval by the Board of Officers of NIPPON REIT**

Approval and Consent(2)

Decision by the Board of Directors(3)

《Principles for Customer-Oriented Business Conduct》

SBI REIT Advisors Co., Ltd. adopted "the Principles for Customer-Oriented Business Conduct" announced on March 30, 2017 by the Financial Services Agency. Positioning the Investment Corporation and its unitholders as customers, the Company prepared and announced the policy for implementing customer-oriented operations in its asset management. It has been disclosing the implementation of the policy as necessary once a year.
Please click here for details (Japanese website).

Notes
1. DPU volatility = (Adjusted DPU for a certain fiscal period - adjusted DPU for the preceding fiscal period) / adjusted DPU for the previous fiscal period + 1
2. Consent from NIPPON REIT shall not be required but approval from the Board of Officers shall be required for the transactions stipulated in article 2-1 of the Investment Trusts act and articles 245-2 of the Order for Enforcement of the Investment Trust Acts.
3. The Board of Directors makes a decision after confirming that each procedure has been appropriately completed

Overview of Sponsor Support

NIPPON REIT Investment Corporation

◆ **Leveraging sponsor support, NIPPON REIT will improve unitholder value through both external and internal growth**

NIPPON REIT Investment Corporation

External Growth Strategy

Utilizing the extensive network of sponsor companies in the real estate market, we will select and acquire excellent properties by demonstrating the reliable discerning ability cultivated within the Asset Management Company

Internal Growth Strategy

Recognizing and retaining with experienced PM an BM provider, whilst utilizing prop-tech services within the SBI Group

Utilize the Proprietary Networks of the Asset Management Company :

SBI REIT Advisors

◆ Build a unique property acquisition network with diversity born from the fusion of human resources from sponsor companies with deep knowledge of property acquisition and human resources from the Asset Management Company

◆ Maintaining a high level of competitiveness as an AM that leverages its own network and knowledge, centered on the personnel of the asset management company Proper, and in addition to the synergistic effects of personnel exchanges with sponsor companies

Utilize the Networks of the Respective Sponsor Companies:

SBI GROUP　CUSHMAN & WAKEFIELD　AGILITY ASSET ADVISERS

◆ **Utilize the networks of respective sponsor companies**
- Preferentially obtain property information and be granted an exclusive negotiation right to purchase properties (from respective sponsor companies)
- Provision of information on sales of qualified real estate(1) owned by business partners (from **SBI**)

◆ **Utilize bridge funds that are formed with the involvement of respective sponsor companies**
- Avoid missing acquisition opportunities and maximize growth opportunities by taking advantage of the bridge funds that are formed with the involvement of the respective sponsor companies for the purpose of future acquisition

◆ **Utilization of rental brokerage functions that have an established reputation for leasing management and tenant rep**
- Office leasing support・Rental brokerage (from Cushman)

◆ **Utilizing prop-tech services within the SBI Group**
- In addition to the conventional rock-solid management and operation system, we have already introduced a “property information registration system,” a “sales promotion solution that utilizes VR,” and an “empty space matching platform” for the purpose of streamlining operations. In the future, we will also consider utilizing cutting-edge technologies such as "IoT/smart homes" and "brokerage and management support services"etc.

Other Supports

◆ **Provision of human resources**
- Cooperation in securing human resources (by respective sponsor companies)
- Provision of training to the officers and employees (by SBI and AAA)

◆ **Survey of real estate and market trends**
- Survey and provision of information regarding qualified real estate (1) and trends in the real estate transaction or rental market, etc. (by Cushman)

Note
1. “Qualified real estate” refers to real estate, trust beneficiary interest in real estate, real estate-backed securities or equity interest in silent partnership backed by real estate (including real estate under development), which are consistent with the investment policy established by NIPPON REIT and SRA

Real estate tech companies in which SBI invests and promotes business (synergies with SBI Group)

eichiii Inc.



With Ignite Human Pro-activity via Wisdom Platform with Smoothest Access as a par, we are promoting the development of "hospitality AI" that help people translate their aspirations into languages based on the belief in realizing the future that will spark people's aspirations by achieving smooth access to human knowledge. By working with a variety of service providers, we are already able to provide more than 100 mini-pricing and options. We are offering AI platform that enables integrated management of general affairs-related payments such as booking and purchasing at corporations.



Trip Concierge, provided by eichiii, also completes the arrangement for the onerous business trip reservations for corporate employees in as little as five minutes, visualizing and reducing travel costs related to hotel searches and bookings while collectively managing and analyzing travel expenses. We are able to achieve appropriate business travel management and reduce employee labor while realizing consolidated billing to corporations.

Linough Inc.

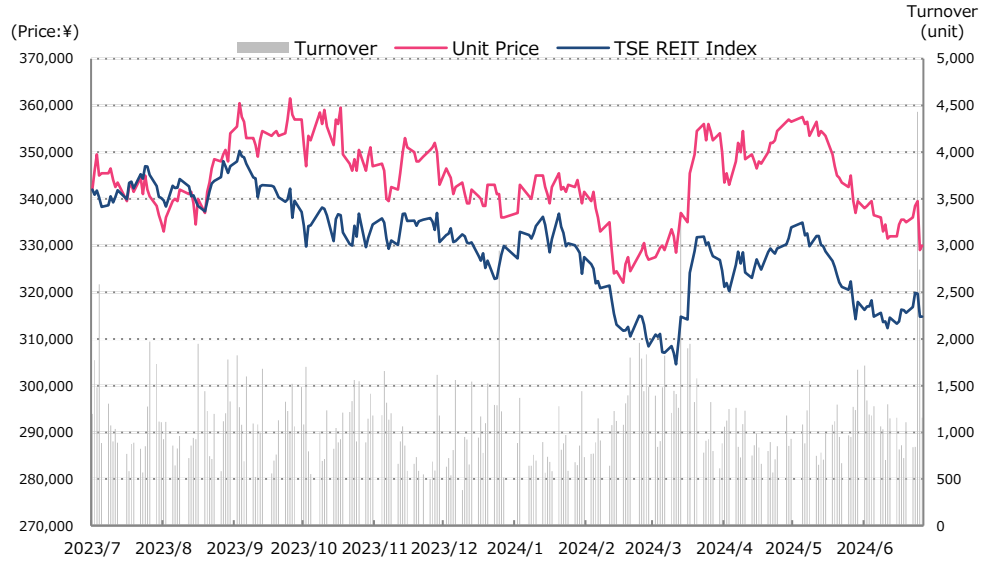




Linough is a real estate tech company that imagines new ways of "real estate" and "living" through developing IoT devices such as Smart Rock, business systems for real estate companies, and mobile apps for tenants. The Smart leave the package Service, which is also used by the Investment Corporation, connects devices to condominiums that have auto-lock common entrances, manages unlocking authority for coordinated delivery companies, and manages front-door delivery.

Historical Unit Price and Unitholder Status

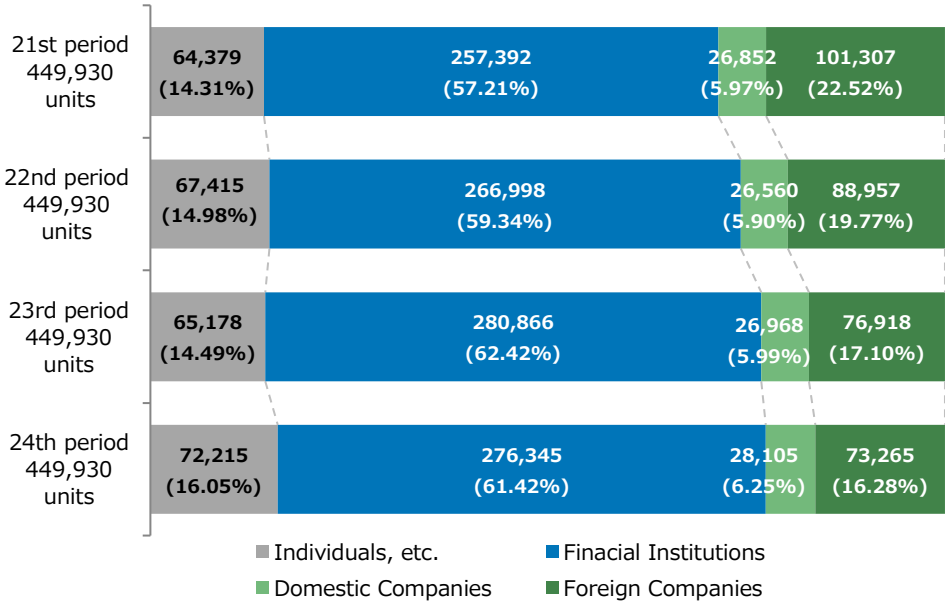
Historical Unit Price (From July 1, 2023 to June 30, 2024)



Top 10 Major Unitholders

	24th Period (Jun. 2024) Name	Number of unit	Share
1	Custody Bank of Japan, Ltd. (Trust Account)	114,423	25.43%
2	The Master Trust Bank of Japan, Ltd. (Trust Account)	82,052	18.24%
3	The Nomura Trust and Banking Co., Ltd. (Investment Trust Account)	24,667	5.48%
4	SBI Holdings, Inc.	15,500	3.44%
5	STATE STREET BANK WEST CLIENT – TREATY 505234	8,070	1.79%
6	Japan Securities Finance Co., Ltd.	6,489	1.44%
7	JP MORGAN CHASE BANK 385771	6,231	1.38%
8	JP MORGAN CHASE BANK 385781	6,102	1.36%
9	STATE STREET BANK AND TRUST COMPANY 505103	4,513	1.00%
10	The Gunma Bank, Ltd.	3,594	0.80%
	Total	**271,641**	**60.37%**

Investment Unit Ratios



Number of Unitholders and Investment Units by Unitholder Type

	24th Period (Jun. 2024) Number of Unitholders	Share	Number of unit	Share
Individuals, etc.	14,625	95.95%	72,215	16.05%
Financial Institutions	101	0.66%	276,345	61.42%
Domestic Companies	296	1.94%	28,105	6.25%
Foreign Companies	220	1.44%	73,265	16.28%
Total	**15,242**	**100.00%**	**449,930**	**100.00%**

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